

Scale: 1" = 40'

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 51°53'50" W | 60.00' |
| L2 | N 12°15'26" E | 31.58' |
| L3 | N 02°42'04" E | 36.90' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEG. | CHORD |
|-------|-----------|---------|---------|---------|---------------|---------|-------|
| C1 | 15°27'10" | 630.00' | 169.91' | 85.47' | S 18°36'18" W | 169.40' | |
| C2 | 15°40'13" | 570.00' | 155.89' | 78.44' | S 18°42'49" W | 155.41' | |
| C3 | 53°00'23" | 25.00' | 23.13' | 12.47' | S 53°03'07" W | 22.31' | |
| C4 | 27°39'28" | 60.00' | 28.96' | 14.77' | S 65°43'35" W | 28.68' | |

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Bryan Development, Ltd., a Texas Limited Partnership, By: Bryan Development General Partner, Inc., General Partner, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3237, Page 233 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

William J. Lero, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2006.

Notary Public, Brazos County, Texas

CURRENT PLATS

LOT 1-R, BLOCK 1, OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6221, PAGE 144
LOT 2A-R, BLOCK 1 OF THE REPLAT OF PARK HUDSON, PHASE FIVE AS RECORDED IN VOLUME 6777, PAGE 255

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Planning Administrator, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

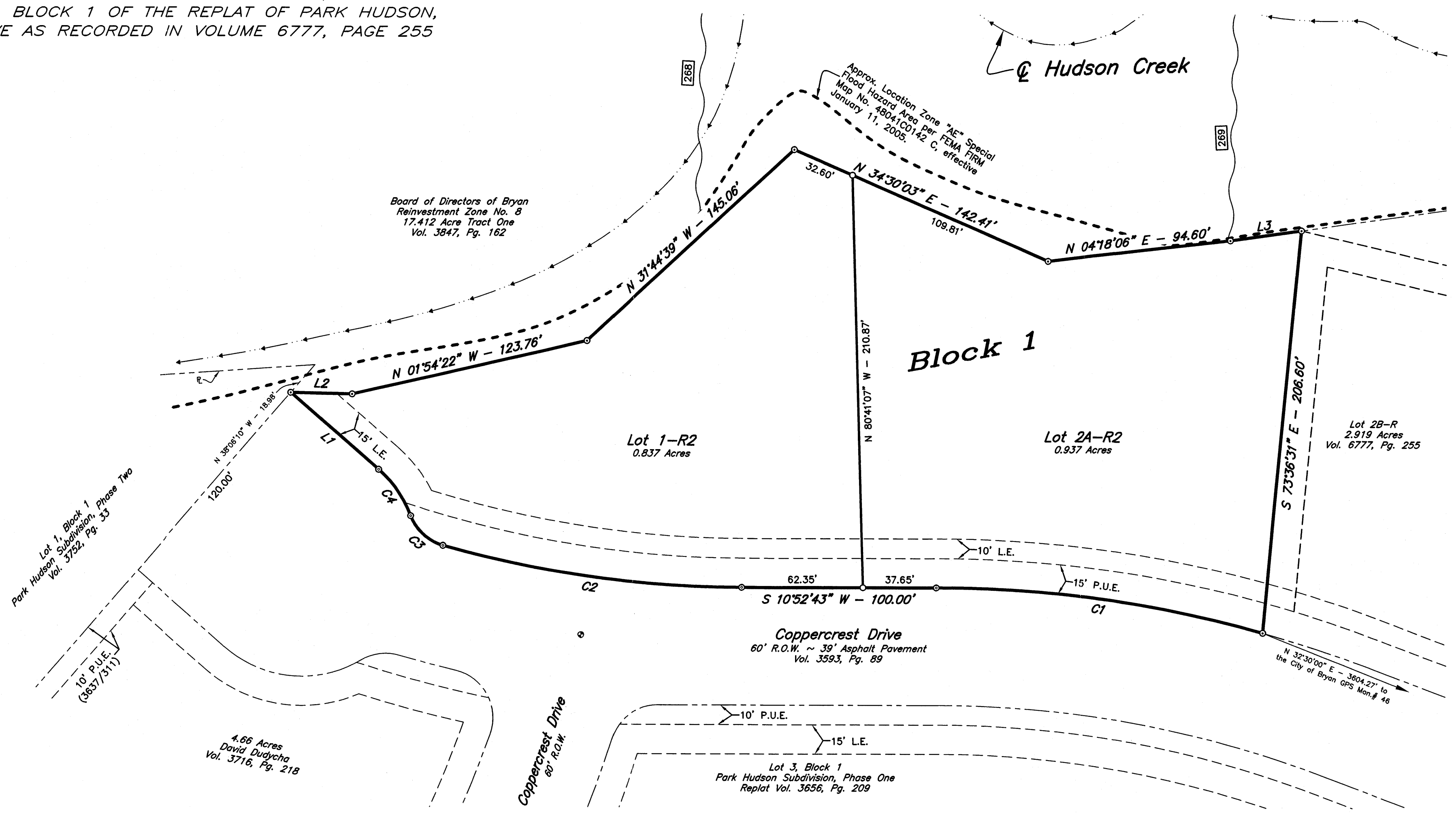
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650



- GENERAL NOTES:
- BASIS OF BEARINGS: Bearings and coordinates refer to the Texas Coordinate System, NAD-83, CENTRAL ZONE and are based upon the position of Horizontal Control Monument No. 125 located near the City of Bryan Substation entrance, established in 1994. Northing: 1022577.214 Easting: 3564806.303 Elevation: 289.97 (N.G.V.D.).
 - Building requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819. Additional setback requirements must comply with the Park Hudson Design Guidelines and the Park Hudson Covenants, Conditions and Restrictions.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas Map Number 48041C0142 C, effective January 11, 2005, this property is not located within a FEMA base flood hazard area.
 - Indicates base flood elevations per NGVD-1929
 - Monumentation: unless otherwise indicated, all property corners are marked with 1/2" inch iron rods.
 - - Indicates 1/2" Iron Rod Set
 - ⊙ - Indicates 1/2" Iron Rod Found
 - ⊖ - Indicates 3/4" Iron Pipe Found
 - ⊙ - PK Nail Control Monuments set in asphalt pavement
 - ⊙ - Intersection of P.T. of Curve.
 - Abbreviations:
 - P.U.E. - Public Utility Easement
 - L.E. - Landscape Easement

AMENDING PLAT

LOTS 1-R2 AND 2A-R2, BLOCK 1
**PARK HUDSON
PHASE FIVE**
1.774 ACRES
AMENDING THE COMMON LINE BETWEEN
LOT 1-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6222/53) AND
LOT 2A-R, BLOCK 1 REPLAT OF PARK HUDSON, PHASE FIVE (6777/255)

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 2006
SCALE: 1" = 40'

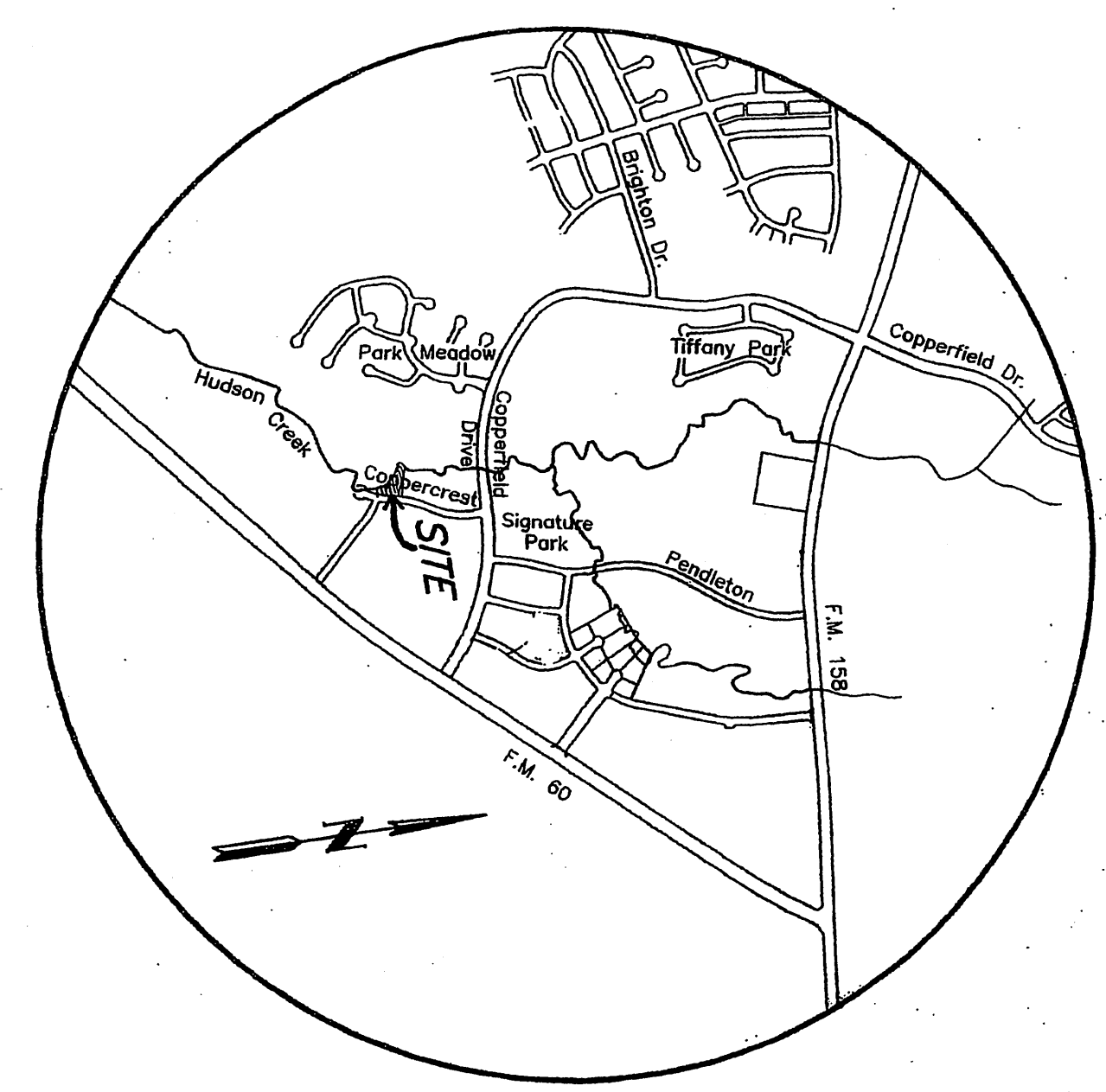
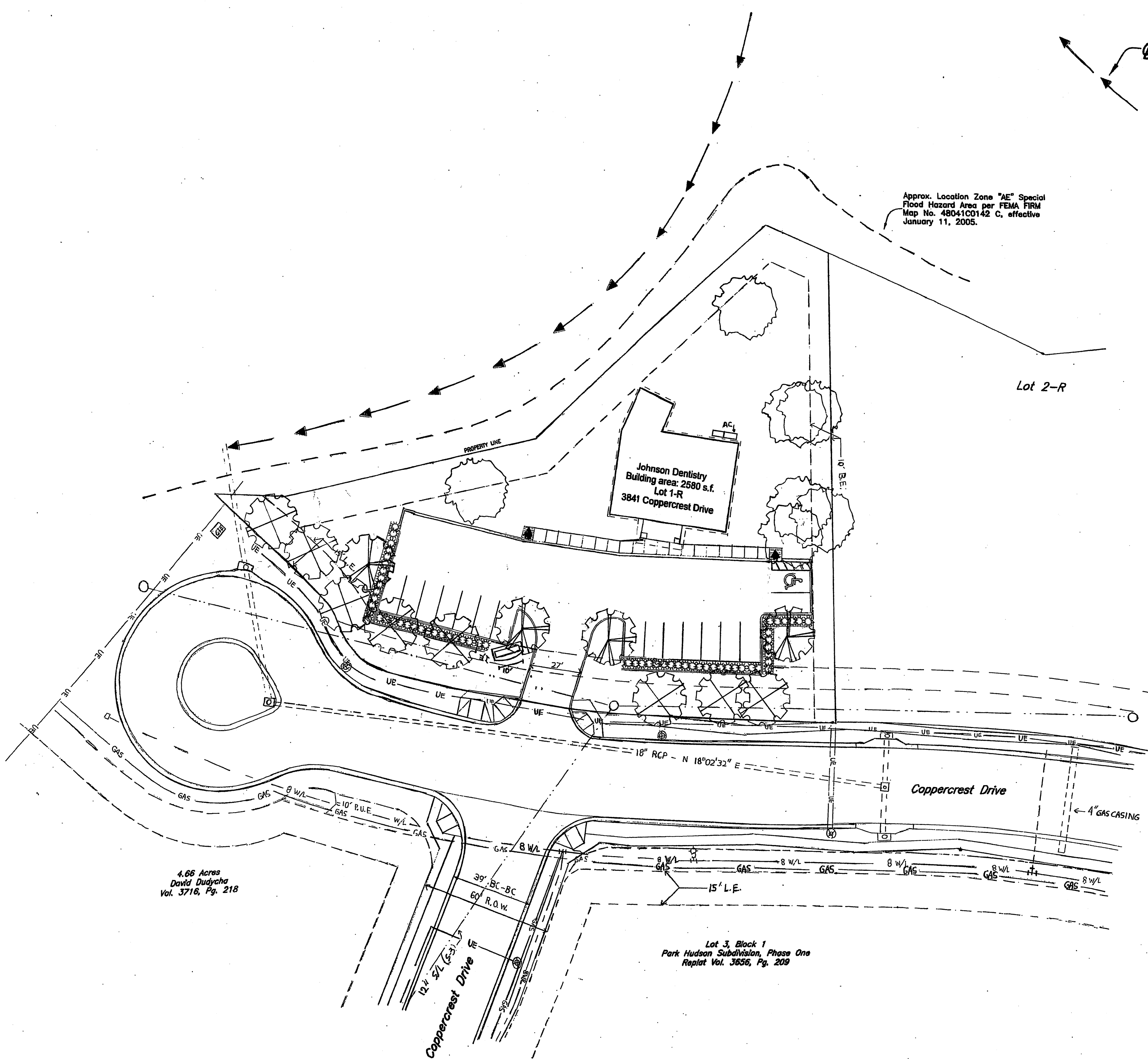
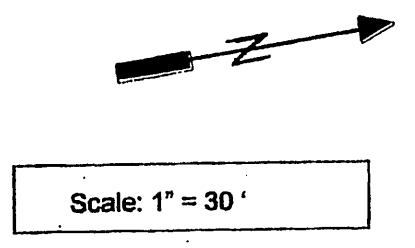
Owner:
Bryan Development, Ltd.
3131 Briarcrest Drive, Suite 111
Bryan, Texas 77802
(979) 776-2300

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

AMENDING PLAT

Park Hudson Development Site Plan: Johnson Dentistry

Site Plan: Johnson Dentistry, PA
Park Hudson Phase 5, Lot 1-R
Draftsman: John Johnson



VICINITY MAP

Plant Table

| quantity | symbol | Common Name | Value | |
|----------|--------|-------------------|-------|-------------------|
| 4 | | Crape myrtle | 150sf | 15-gal |
| 7 | | Southern live oak | 225sf | Existing +10" Cal |
| 150 | | Sea green juniper | 10sf | 5-gal |
| 8 | | Bald cypress | 225sf | Existing +5" Cal |

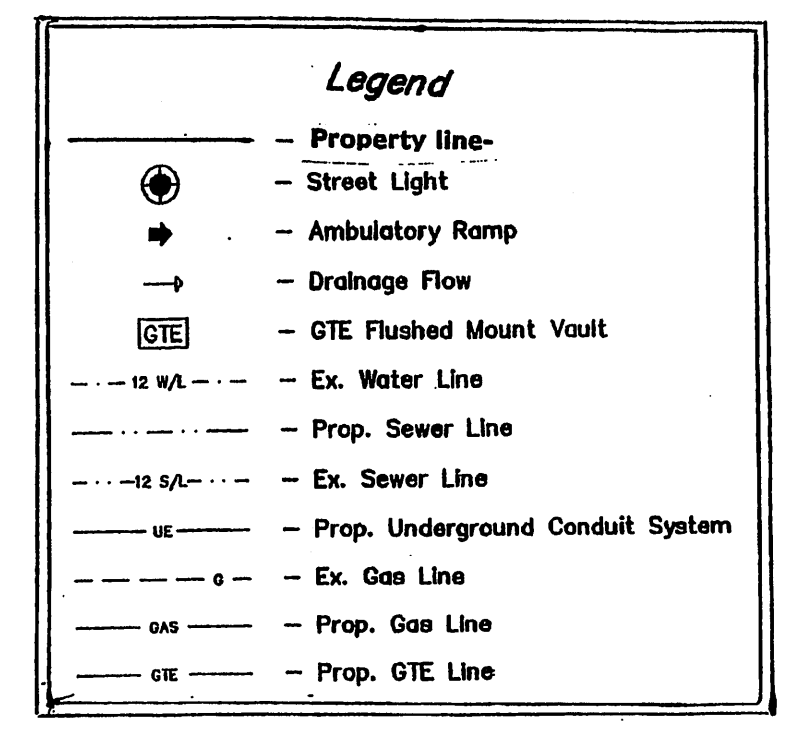
Calculations

Site area x .15 = sf required landscaping
36459 x .15 = 5469sf
Live oaks- 1575 sf
Crape myrtles- 600sf
Bald Cypress- 1800sf
Junipers- 1500sf
Total: 5474sf

Additional annuals and shrubs to be placed
At the front of building, types to be determined by
Aesthetics and availability at time of landscaping.

General Notes:

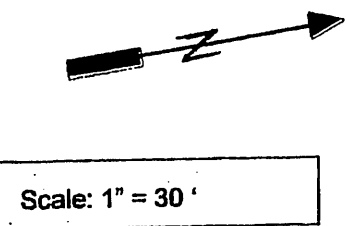
- Property is located in Park Hudson Subdivision Phase 5 and is Zoned PD. Lot 1-R is 0.837 acres.
- Proposed use: Medical/ Dental Building
- Gross square footage: 2580 SF.
- Parking: 1space/200 SF
Required = 13 spaces
Provided = 13 spaces
- Single floor building
No part of building is in 100 year flood hazard area.
- Location of temporary access during construction:
Same as proposed driveway entry area.
Type: Limestone gravel base
- Temporary debris placement proposed adjacent to southern end of building.
- Proposed sign as on plan within landscape easement,
height= 5ft max with 1foot masonry
base level for lighting and plants. SF= 55.



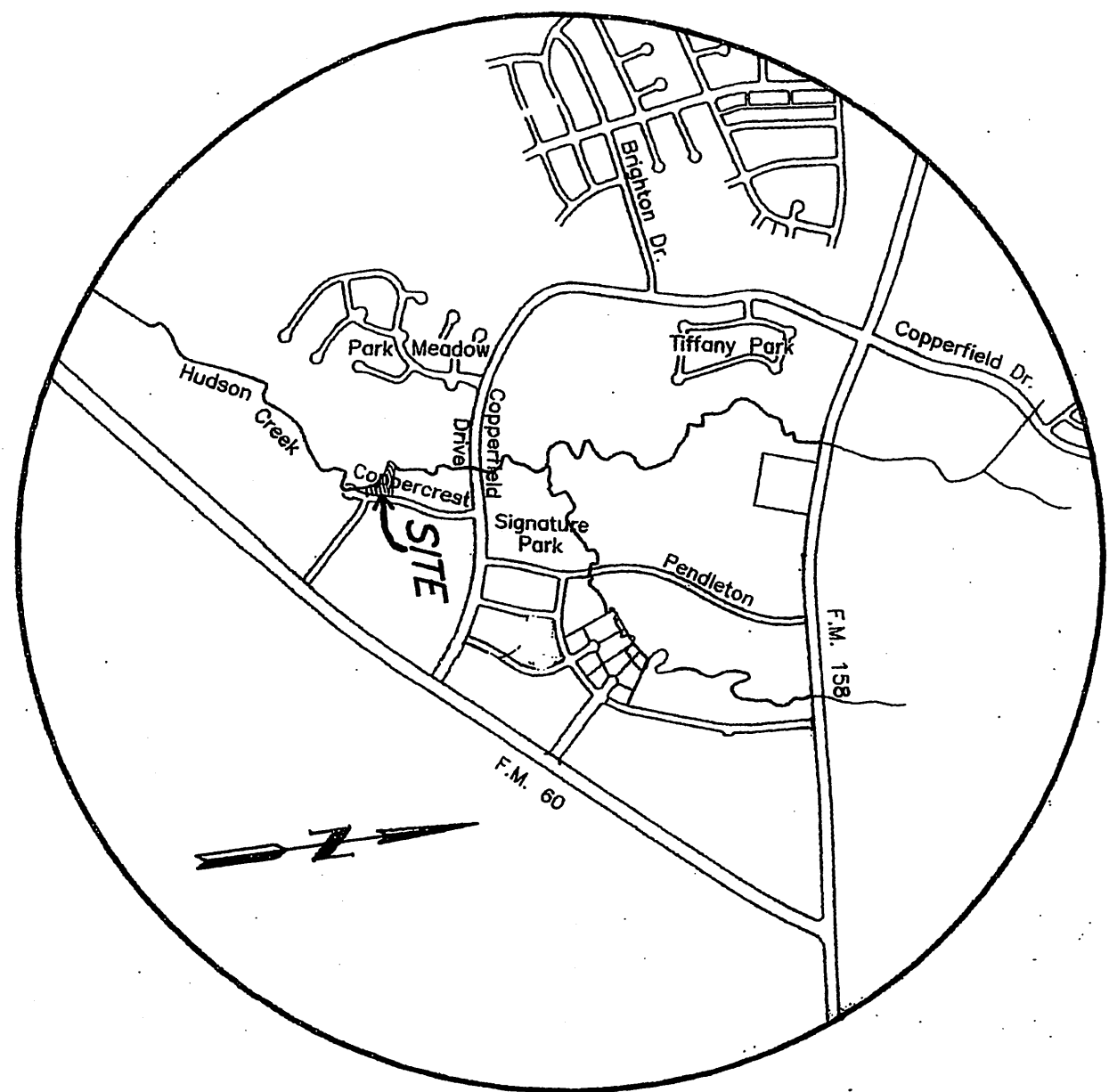
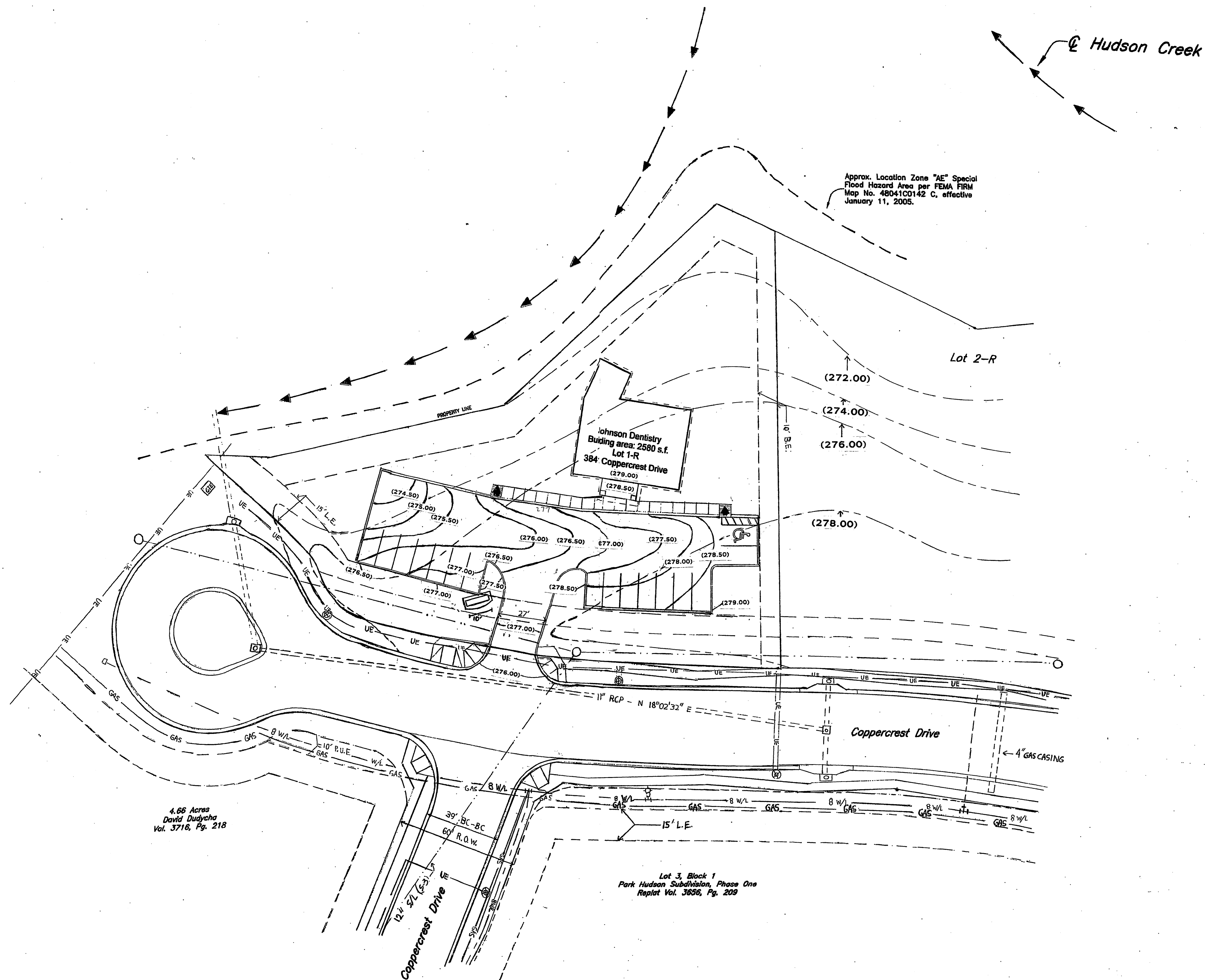
Landscaping

Park Hudson Development Site Plan: Johnson Dentistry

Site Plan: Johnson Dentistry, PA
Park Hudson Phase 5, Lot 1-R
Draftsman: John Johnson



Scale: 1" = 30'



VICINITY MAP

General Notes:

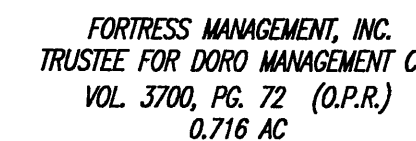
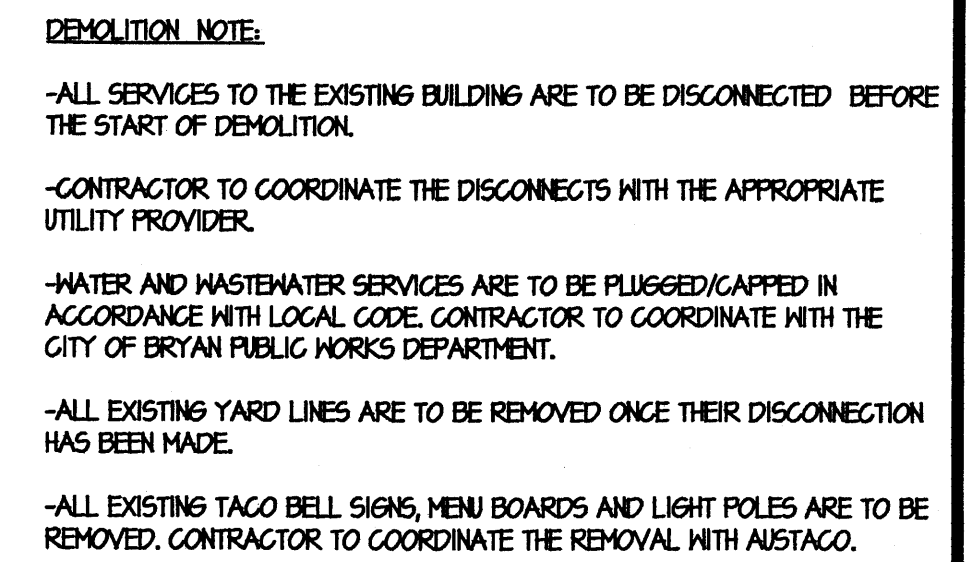
- Property is located in Park Hudson Subdivision Phase 5 and is Zoned PD. Lot 1-R is 0.837 acres.
- Proposed use: Medical/ Dental Building
- Gross square footage: 2580 SF.
- Parking: 1space/200 SF
Required = 13 spaces
Provided = 15 spaces
- Single floor building
No part of building is in 100 year flood hazard area.
- Location of temporary access during construction:
Same as proposed driveway entry area.
Type: Limestone gravel base
- Temporary debris placement proposed adjacent to southern end of building.
- Proposed sign as on plan within landscape easement,
height= 5ft max with 1 foot masonry
base level for lighting and plants. SF= 55.

Elevations:

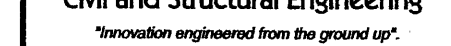
Dash lines - - - - - existing elevations
Solid lines - - - - - proposed elevations

| Legend | |
|--------|----------------------------------|
| | Property line |
| | Street Light |
| | Ambulatory Ramp |
| | Drainage Flow |
| | GTE Flushed Mount Vault |
| | Ex. Water Line |
| | Prop. Sewer Line |
| | Ex. Sewer Line |
| | Prop. Underground Conduit System |
| | Ex. Gas Line |
| | Prop. Gas Line |
| | Prop. GTE Line |

Elevations



ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



One Chisholm Trail, Suite 5200
Round Rock, TX 78681

Phone (512) 244-5446 Fax (512) 388-3648

DATE ISSUED: 06/08/06
ISSUED FOR: AGENCY REVIEW

| | |
|---------|--------------|
| NOTICE: | THE SEAL APP |
|---------|--------------|

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ANY THIRD PARTY WITHOUT WRITTEN

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THE PROPOSED CONTRACT, THE BIDDER
WARRANTS THAT THE BIDDER, AND ALL

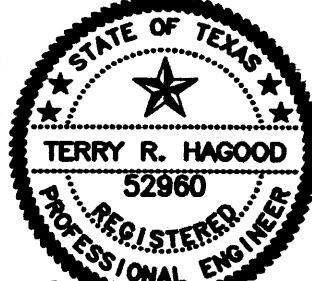
SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS

AND SPECIFICATIONS AND OTHER
CONSTRUCTION CONTRACT DOCUMENTS AND
HAVE FOUND THEM COMPLETE AND FREE

FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER

FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND

ANYTHING HERETOFORE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE



[Signature]

| REVISIONS | DATE |
|--|------------|
| 1. Initial design and development of the system. | 10/10/2023 |
| 2. Review and approval of the design. | 10/15/2023 |
| 3. Implementation of the system. | 10/20/2023 |
| 4. Testing and validation of the system. | 10/25/2023 |
| 5. Deployment of the system. | 10/30/2023 |
| 6. Monitoring and maintenance of the system. | 11/05/2023 |
| 7. Updates and improvements to the system. | 11/10/2023 |
| 8. Final review and approval of the system. | 11/15/2023 |
| 9. Archiving of the system. | 11/20/2023 |
| 10. Decommissioning of the system. | 11/25/2023 |

PROJECT NO. 25120
CAD FILE 25120C20
DRAWN BY CMB
CHECKED BY TRH
DATE: 06/08/06
SCALE: AS NOTED

C20

DWG 3 OF 10

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201 512/467-2626
Austin, TX. 78756 FAX 512/467-2655

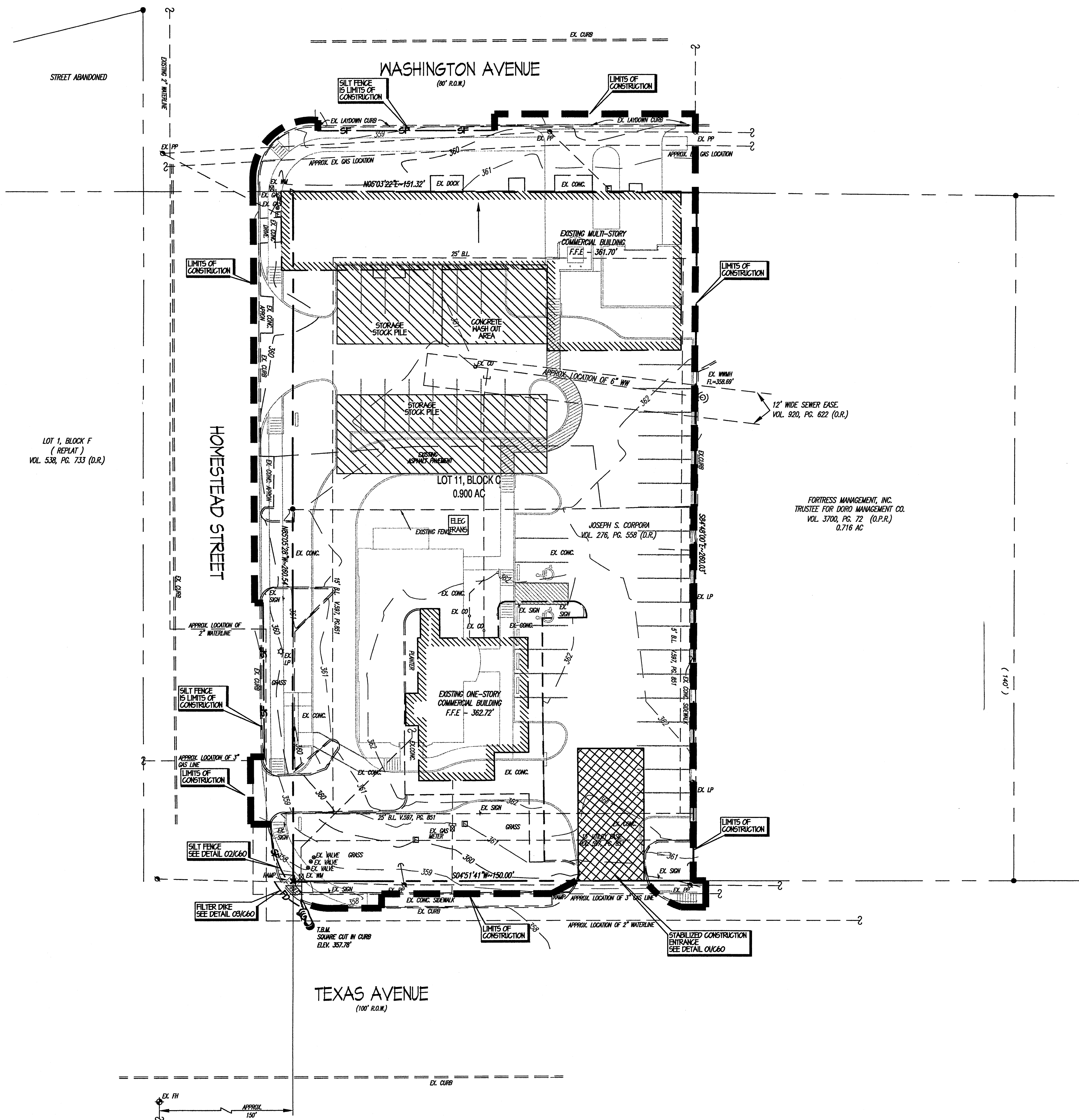
TACO BELL
920 S. TEXAS AVENUE
BRYAN, TX 77803

DWG 3 OF 10

Jun 06,2006-10:16am Z:\Projects-25000\25120 Taco Bell Bryan\Drawings\Civil\25120C20.dwg



- NOTE:
- CONTRACTOR TO ENSURE AT ALL TIMES, CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THROUGH A STABILIZED CONSTRUCTION ENTRANCE. ANY DIRT, MUD, DEBRIS, ETC. SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS AND DRIVES SHALL BE IMMEDIATELY CLEANED UP.
 - CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL MEASURES AS REQUIRED WHEN NECESSARY.
 - EROSION CONTROLS SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
 - THE CONTRACTOR SHALL CONSTRUCT AN ALL WEATHER SURFACE ACCESS DRIVE PRIOR TO GOING VERTICAL WITH THE BUILDING STRUCTURE. DIRT WORK AND FOUNDATION WORK MAY BE DONE PRIOR TO THE CONSTRUCTION OF THIS REQUIREMENT. ALL WEATHER SURFACE IS DEFINED AS ASPHALT, CONCRETE OR CHIP SEAL OVER AN ENGINEERED COMPACTED BASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT.
 - THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.



EROSION/SEDIMENTATION CONTROL PLAN

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ASSURANCE OF THE WORK OF THE DESIGN ENGINEER.

DATE ISSUED: 06/08/06
ISSUED FOR: AGENCY REVIEW

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THE SEAL APPEARING IN THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. THIS DRAWING MAY NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

Fisher Hagood
Civil and Structural Engineers
One Oklahoma Trail, Suite 5200
Round Rock, TX 78664
Phone (512) 244-5548 Fax (512) 306-3640
JTB NO. 2502 © 2006 FISHER HAGOOD, INC.

TERRY R. HAGOOD
52980
PROFESSIONAL ENGINEER

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO THE BEGINNING OF ANY WORK. ANY DISCREPANCIES, OMISSIONS OR ERRORS NOT NOTICED PRIOR TO THE BEGINNING OF ANY WORK SHALL BE AT THE CONTRACTOR'S RISK AND DO NOT SCALE THESE DRAWINGS.

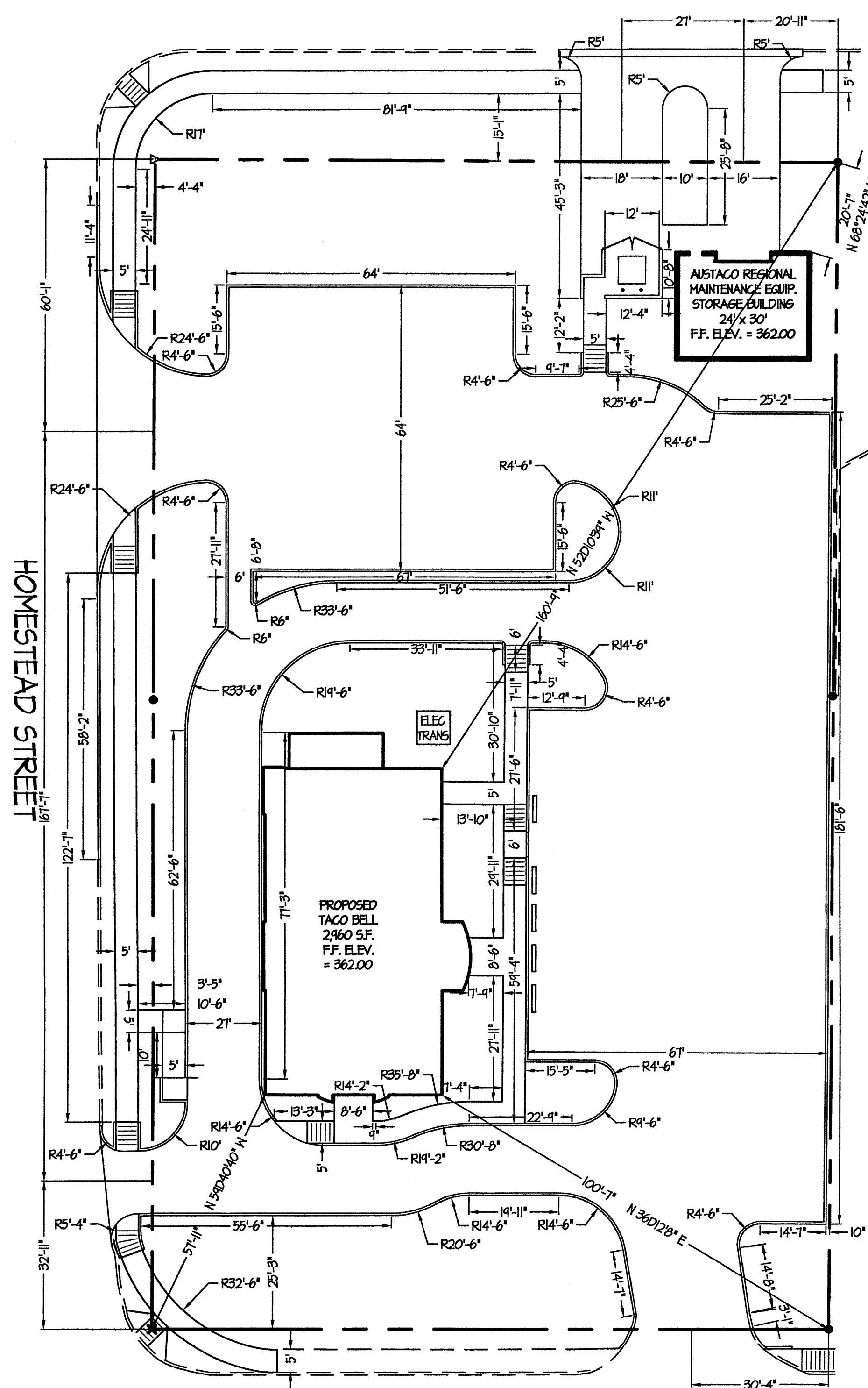
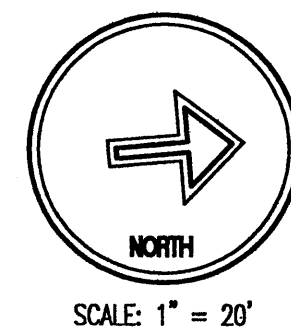
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920 S. TEXAS AVENUE
BRYAN, TX 77803

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PROJECT NO. 25120
CAD FILE 25120C21
DRAWN BY CMH
CHECKED BY TRH
DATE: 06/08/06
SCALE: AS NOTED

C21
DWG 4 OF 10

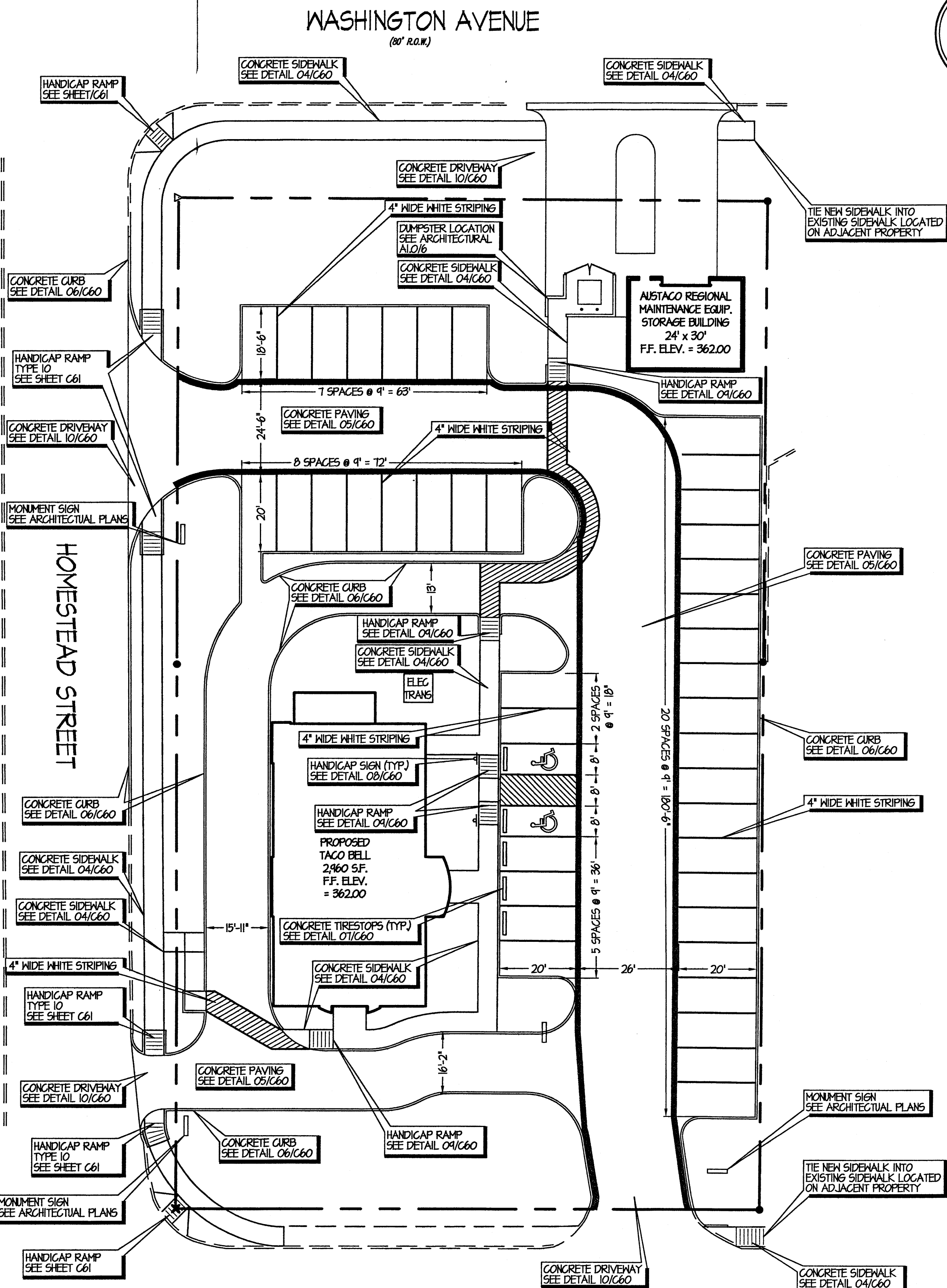
WASHINGTON AVENUE
(80' R.O.W.)



TEXAS AVENUE
(100' R.O.W.)

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB
UNLESS OTHERWISE NOTED.

- NOTES:
1. FIRELANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE NO PARKING" IN 4" TALL WHITE LETTERS. NO PARKING MAY NOT BE SPACED MORE THAN 30 FEET APART. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON PARKING SURFACE WHEN IT IS NOT.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



TEXAS AVENUE
(100' R.O.W.)

DIMENSION CONTROL & PAVING SITE PLAN

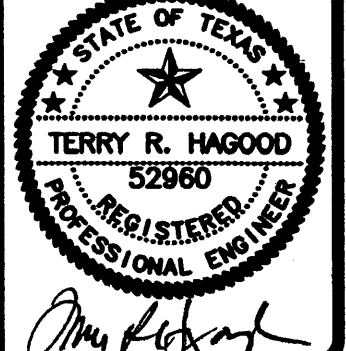
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| | |
|--------------------------------|--|
| NEW EATING ESTABLISHMENT | 8 + 1 PER 50 S.F. OF DINING = 8 PARKING SPACES |
| NEW BUILDING DINING AREA TOTAL | 1,047 SQ.FT. = 21 PARKING SPACES |
| TOTAL PARKING REQUIRED | = 29 SPACES |
| TOTAL PARKING PROVIDED | = 43 SPACES |

Fisher + Hagood
Civil and Structural Engineering
One Glendale Trail, Suite 5200
Round Rock, TX 78664
Phone (512) 244-6446 Fax (512) 368-3646
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HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX 78756
512/467-2626
FAX 512/467-2655



TACO BELL
920 S. TEXAS AVENUE
BRYAN, TX 77803

| REVISIONS | DATE |
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PROJECT NO. 25120
CAD FILE 25120C31
DRAWN BY CMB
CHECKED BY TRH
DATE: 08/08/06
SCALE: AS NOTED

C31


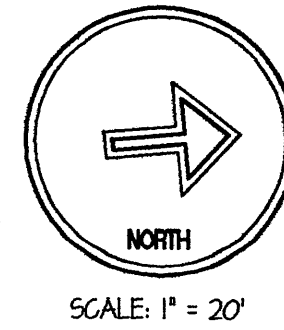
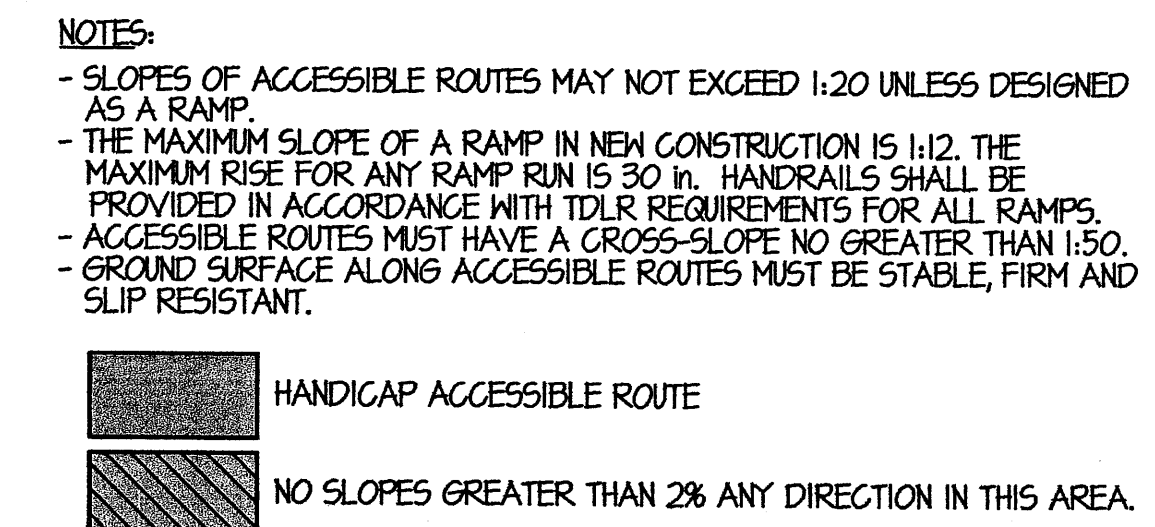
DWG 5 OF 10

01 DIMENSION CONTROL PLAN

1" = 20'

02 PAVING SITE PLAN

1" = 20'



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ARCHITECTS & PLANNERS

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 Austin, TX. 78756 FAX 512/467-2655

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BRYAN, TX 77803

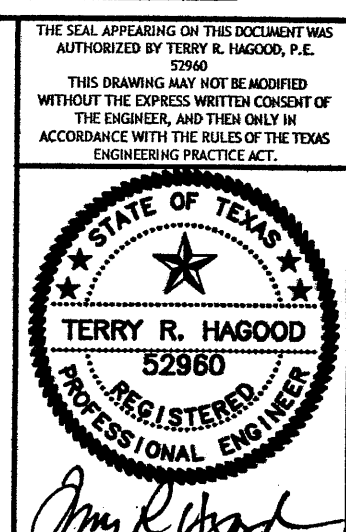
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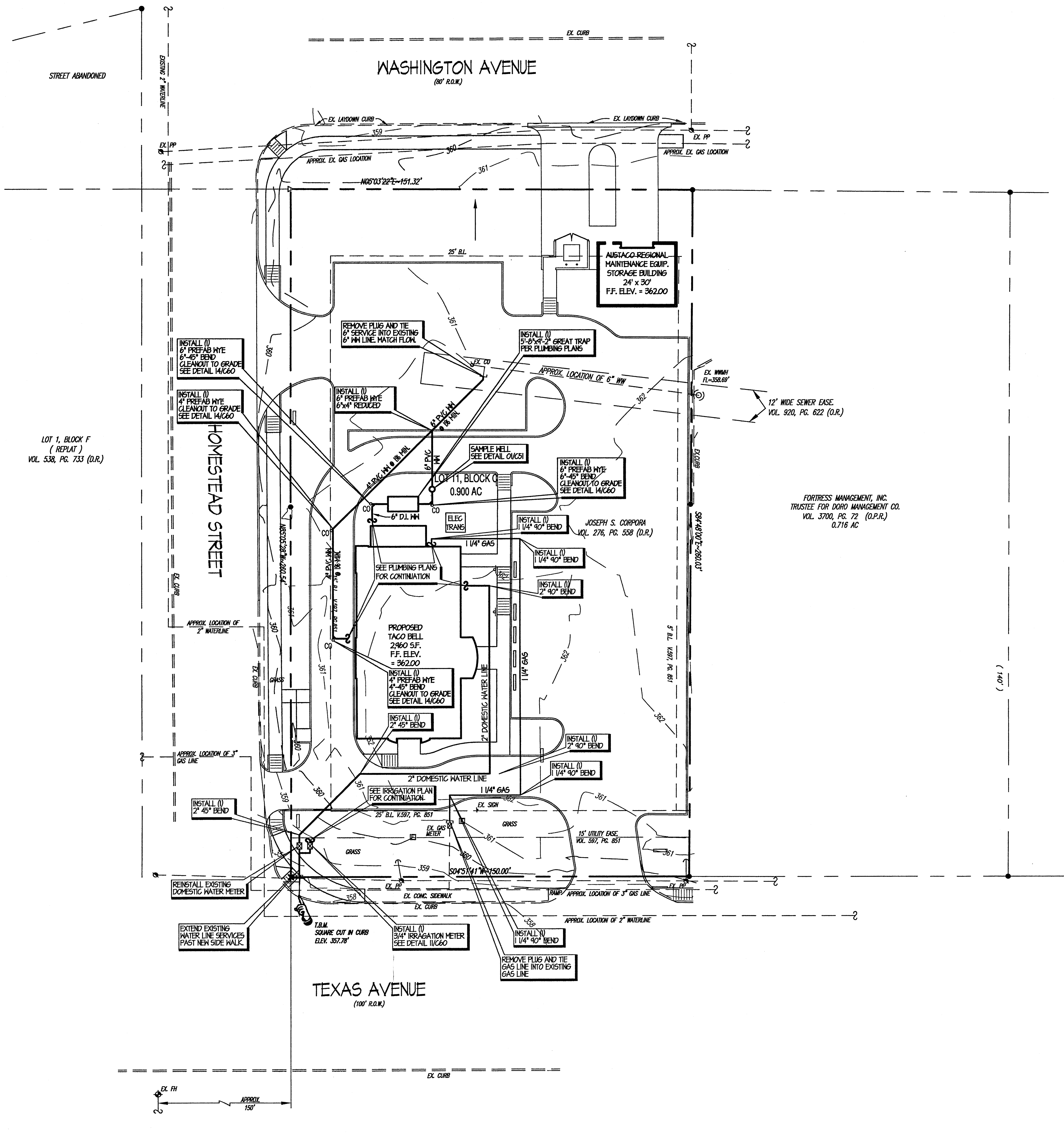


| REVISIONS | DATE |
|-----------|------------|
| 1.000 | 10/10/2000 |

PROJECT NO. 25120
CAD FILE 25120C41
DRAWN BY CMB
CHECKED BY TRH
DATE: 06/08/06
SCALE: AS NOTED

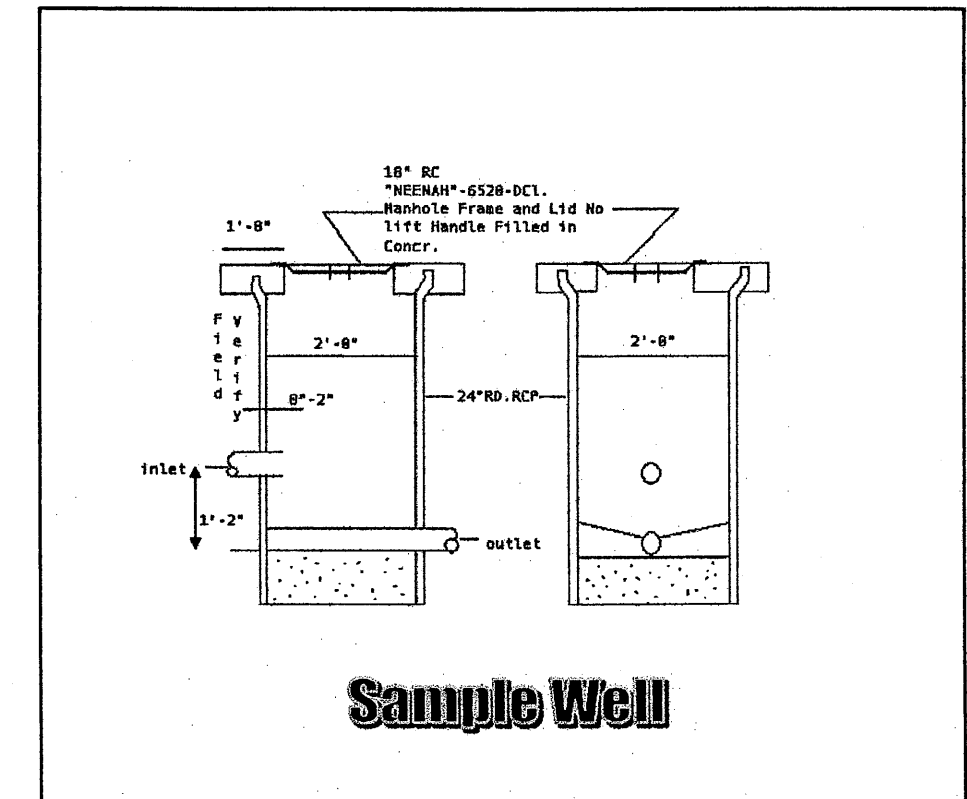
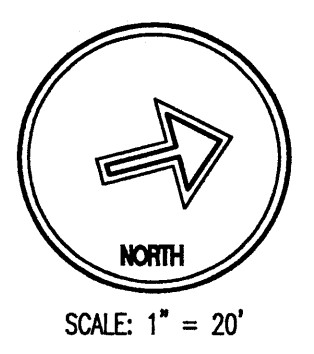
C41

DWG 6 OF 10



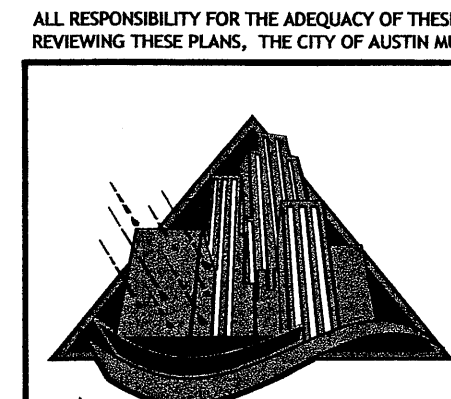
CONTRACTOR TO VERIFY LOCATION
AND DEPTH OF ALL EXISTING
UTILITIES PRIOR TO CONSTRUCTION.

UTILITIES:
GAS:
ATMOS ENERGY
(419)714-2506
ELECTRIC:
BRYAN TEXAS UTILITIES
(419)821-5700
WATER / WASTEWATER
CITY OF BRYAN
(419)204-5400



01 SAMPLE WELL
NTS

UTILITY SITE PLAN



ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

DATE ISSUED: 06/08/06
ISSUED FOR: AGENCY REVIEW

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
TERRY R. HAGOOD
52980
PROFESSIONAL ENGINEER

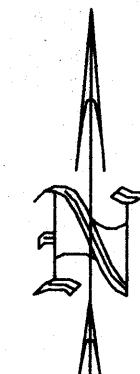
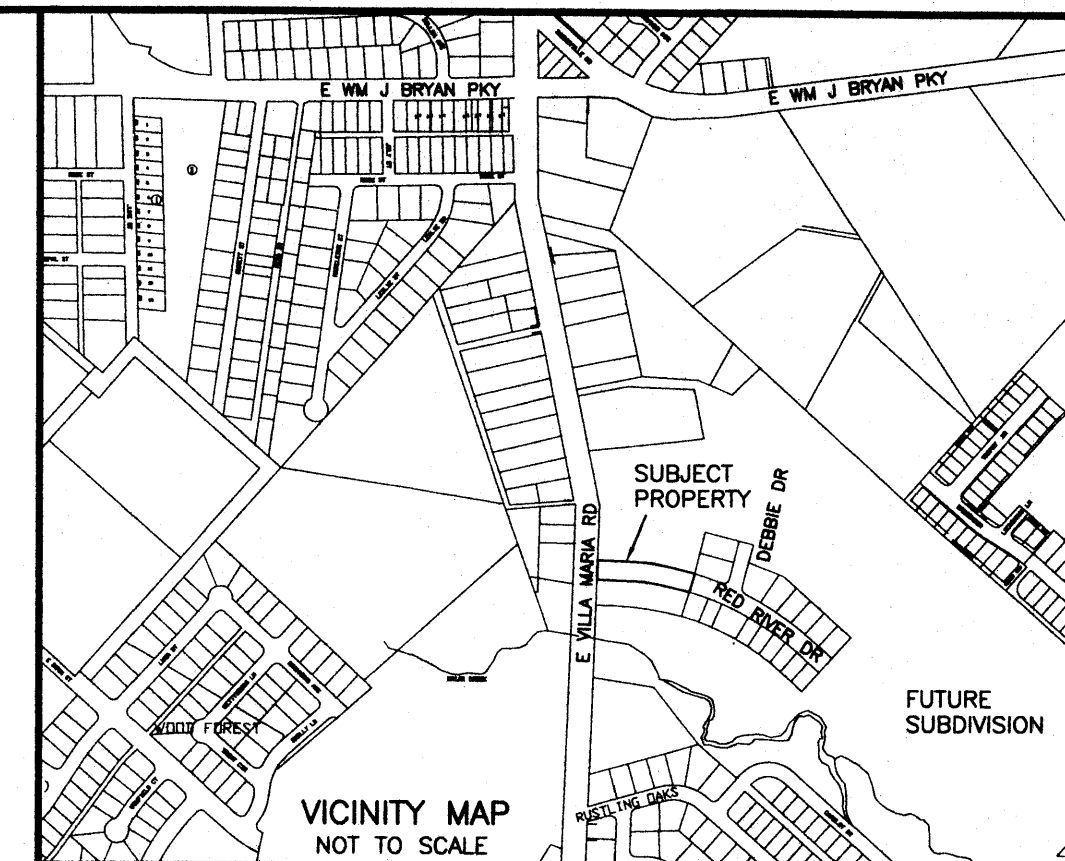
HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4105 Medical Parkway, Suite 201
Austin, TX. 78756
512/467-2626
FAX 512/467-2655

TACO BELL
920 S. TEXAS AVENUE
BRYAN, TX 77803

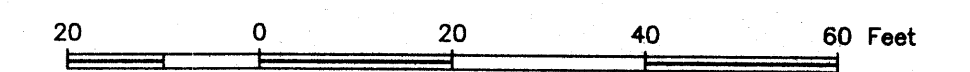
REVISIONS DATE
PROJECT NO. 25120
CAD FILE 25120C51
DRAWN BY CMB
CHECKED BY TRH
DATE: 06/08/06
SCALE: AS NOTED
C51
DWG 7 OF 10

Jun 08, 2006 - 2:43pm Z:\Projects-25000\25120 Taco Bell Bryan\Drawings\Civil\25120C51.dwg

LEGEND:
X LIGHT POLE
O UTILITY POLE
A TELEPHONE PEDESTAL
CONCRETE
BRICK



SCALE: 1" = 20'



N/F
JEFFREY N. CHAPMAN AND
WIFE, ANN YAGER CHAPMAN
1866/329
(REM. 24.427 ACRE TRACT, 264/425)

R=1228.69'
D=14°20'49"
L=307.66'
T=154.64'
LC=306.86'
CB=S 81°06'41" E

LOT 1, BLOCK 2
BRIARCREST PARK, 2ND INSTALLMENT
PLAT 372/855

N/F
JUSTIN AND MARTHA McSPADEN
1145/337

20' DRAINAGE AND
UTILITY EASEMENT
PLAT 372/855

RED RIVER DRIVE
80' R.O.W.
PLAT 372/855

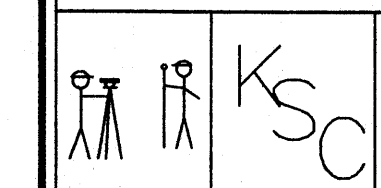
Received
JUN 14 2006
Development & Engineering
Services

LOT 1, BLOCK 1
BRIARCREST PARK, 2ND INSTALLMENT
PLAT 372/855

N/F
OLA M. TAPLEY
4484/292

20' DRAINAGE AND
UTILITY EASEMENT
PLAT 372/855

**RIGHT-OF-WAY
ABANDONMENT PLAT**
OF
PORTION OF RED RIVER DRIVE
0.73 ACRES
BRIARCREST PARK, 2ND INSTALLMENT
VOLUME 372, PAGE 855
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
SURVEY DATE: AUG. 2005
PLAT DATE: 05-30-06
REVISED: 06-14-06
JOB NUMBER: 06-309
CAD NAME: 06-309A
CRS FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

PREPARED FOR:
MANSIONS AT BRIAR CREEK, L.P.
2123 W. GOVERNORS CIRCLE, SUITE 400
HOUSTON, TEXAS 77062
PHONE (713) 956-0555

A PORTION OF THIS TRACT DOES LIE WITHIN A
DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE
F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C,
DATED JULY 2, 1992.

ENTIRE RIGHT-OF-WAY TO BE ABANDONED TO BE
RETAINED BY CITY OF BRYAN AS A PUBLIC
UTILITY EASEMENT UNTIL UTILITIES ARE
REMOVED/RELOCATED.

BEARING SYSTEM SHOWN HEREON IS BASED ON
GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

NOTE: RIGHT-OF-WAY NOT TO BE ABANDONED
UNTIL APPROVAL AND OPENING OF FUTURE
STREET(S) TO BE CONNECTED TO RED RIVER
DRIVE AND/OR DEBBIE DRIVE BY FUTURE
DEVELOPMENT OF REMAINDER OF CHAPMAN TRACT.

METES AND BOUNDS DESCRIPTION
OF A
0.73 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND
BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID
TRACT BEING A PORTION OF RED RIVER DRIVE RIGHT-OF-WAY (80' R.O.W.) ACCORDING TO THE PLAT OF
BRIARCREST PARK, 2ND INSTALLMENT, RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.)
MARKING THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF RED RIVER DRIVE;

THENCE: N 01° 50' 16" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 80.00 FEET TO
A POINT MARKING THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF RED RIVER DRIVE;

THENCE: S 88° 21' 26" E ALONG THE NORTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 100.85 FEET
TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1228.69 FEET;

THENCE: CONTINUING ALONG THE NORTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 14° 20' 49" FOR AN ARC DISTANCE OF 307.66 FEET (CHORD BEARS: S 81° 06' 41" E -
306.86 FEET) TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, BRIARCREST PARK, 2ND
INSTALLMENT;

THENCE: S 15° 39' 57" W THROUGH THE RIGHT-OF-WAY OF RED RIVER DRIVE FOR A DISTANCE OF 80.00
FEET TO A POINT ON SOUTH LINE OF RED RIVER DRIVE MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK
1, BRIARCREST PARK, 2ND INSTALLMENT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE
CURVE HAVING A RADIUS OF 1148.69 FEET;

THENCE: ALONG THE SOUTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 14° 22' 28" FOR AN ARC DISTANCE OF 288.18 FEET (CHORD BEARS: N 81° 05' 52" W - 287.43
FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 88° 21' 26" W CONTINUING ALONG THE SOUTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF
101.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.738 OF AN ACRE (31,908 SQUARE FEET) OF LAND.
BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

WATER
VALVE

BACK OF CURB

VILLA MARIA ROAD
100' R.O.W.

S 88°21'26" E 100.85'

APPROXIMATE LOCATION
OF 6" WATER LINE

BACK OF CURB

0.73 ACRES
31908 SQ. FT.

RED RIVER DRIVE
80' R.O.W.
PLAT 372/855
41' ASPHALT PAVEMENT

FLOOD ZONE "X" UNSHADED

POINT OF
BEGINNING
5/8 INCH IRON
ROD FOUND

N 88°21'26" W 101.02'

3/8 INCH IRON
ROD FOUND

INDICATION OF UNDERGROUND
TELEPHONE LINE

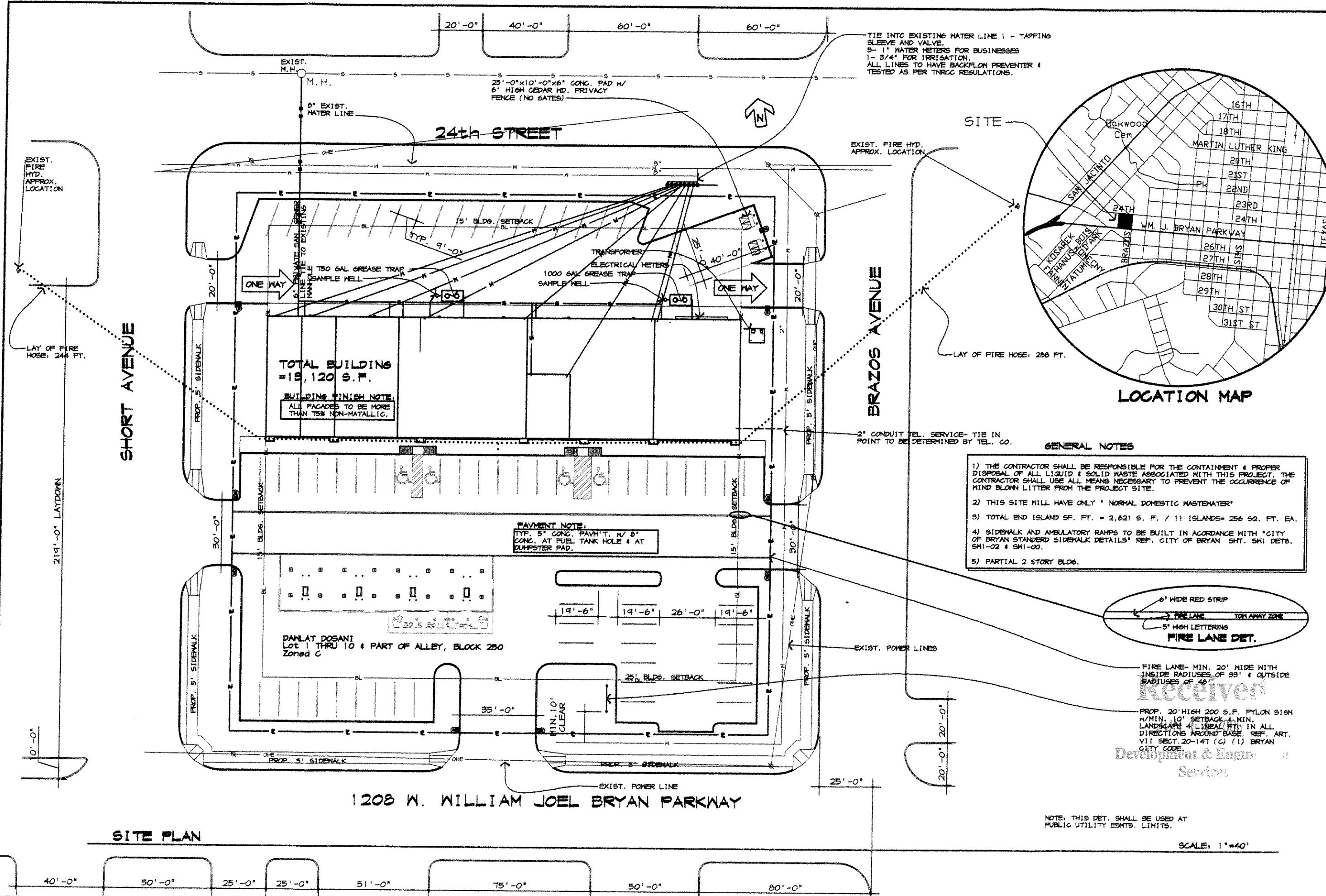
INDICATION OF
GAS LINE

R=1148.69'
D=14°22'28"
L=288.18'
T=144.85'
LC=287.43'
CB=N 81°05'52" W

N/F
JEFFREY N. CHAPMAN AND
WIFE, ANN YAGER CHAPMAN
1866/329
(REM. 24.427 ACRE TRACT, 264/425)

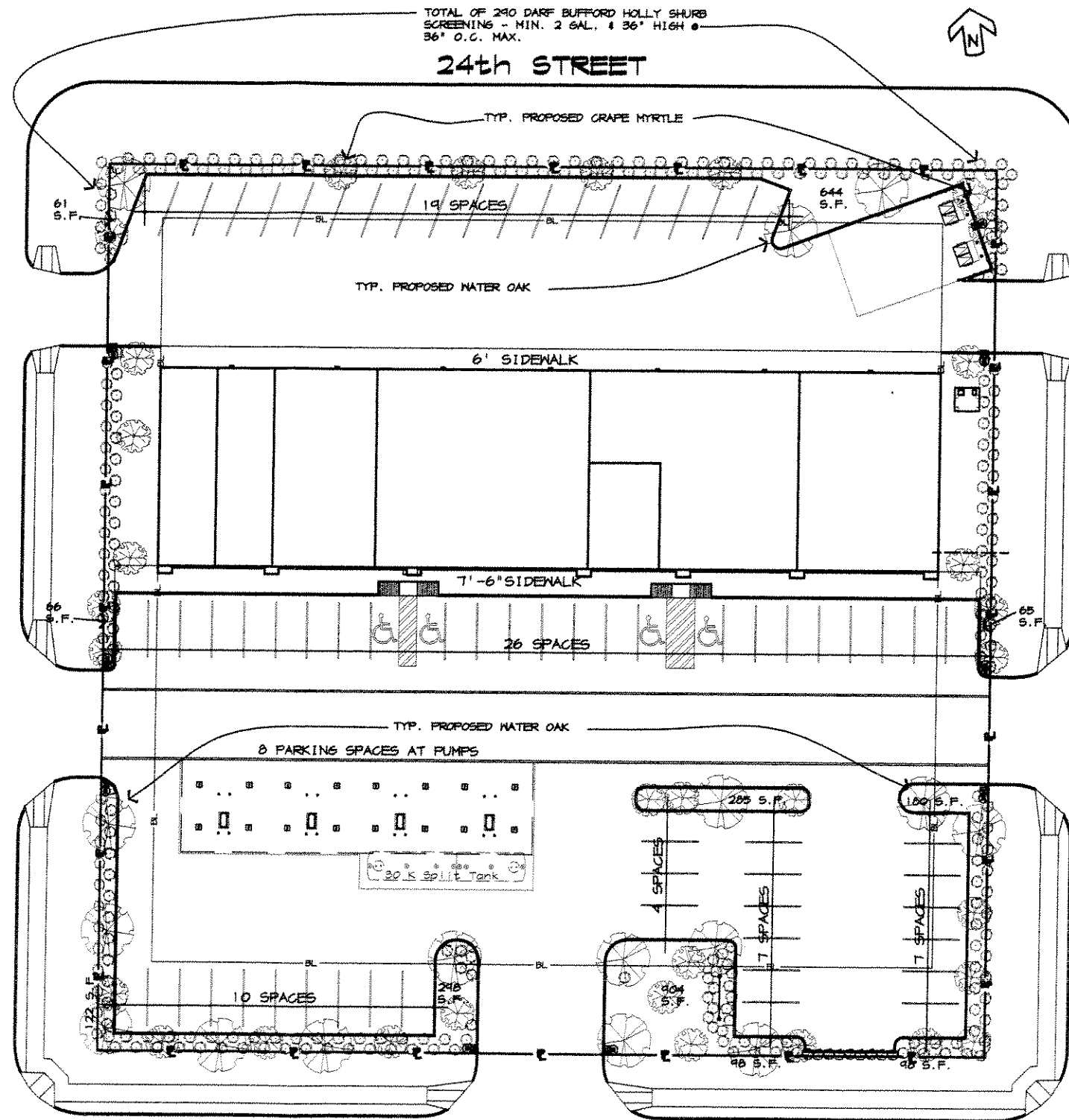
APPROXIMATE LOCATION
OF FLOOD PLAIN LINE

WATER
VALVE



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SHORT AVENUE



1208 W. WILLIAM JOEL BRYAN PARKWAY

BRAZOS AVENUE

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA = 15% OF DEVELOPED AREA (56,793 S.F.) = 8,519 POINTS
MIN. NO. OF TREES @ 50% OF (8,519) POINTS = 4,259 PTS.

MIN. LANDSCAPE REQUIRED = 8,519 POINTS

PROPOSED LANDSCAPE

16 MIN. 8' HIGH x 1.5" CAL. (CANOPY) TREES @ 200 POINTS = 3,200 POINTS
32 MIN. 6' HIGH x 1.5" CAL. (NON CANOPY) TREES @ 100 POINTS = 3,200 POINTS
TOTAL POINTS IN TREES = 6,400 POINTS
5,707 S.F. OF SOODED AREA x 1/10 = 570 PTS.
240 FIVE GAL. SHRUBS MIN. 36" HIGH OR AS NOTED @ 10 POINTS = 2,400 POINTS

TOTAL END ISLAND SF. FT. = 2,821 S. F. / 11
ISLANDS = 256 SQ. FT. EA. (REF. SHT. 10FB)

8,870 POINTS

PARKING REQUIREMENTS

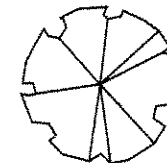
OFFICE = 1/300 S.F.A.
RETAIL = 1/200 S.F.A.
C-STORE = 1/200 S.F.A.

OFFICE SPACE = 1400 S.F. = 5 SPACES
C-STORE = 2781 S.F. = 14 SPACES
RETAIL SPACE = 8,938 S.F. = 45 SPACES

REQUIRED PARKING = 64 SPACES

PROVIDED PARKING = 81 SPACES

LANDSCAPE LEGEND



PROPOSED WATER OAK



PROPOSED GRAPE MYRTLE



PROPOSED DWARF BUFFORD HOLLY

LANDSCAPE PLAN

SCALE: 1" = 40'

NAME & LOCATION: JACK'S GROCERIES, 1208 WILLIAM J. BRYAN PARKWAY, BRYAN, TEXAS, 77802
BLOCK & ZONE: LOT 11-10 & PT. OF ALLEY, BLOCK 250, BRYAN, TX. ZONED: "C"

OWNER: ALEX DOSANI, 9202 WATERFORD DR., COLLEGE STATION, TX. 77845 979.255.2539

PLANNER: PREMIER DESIGNS 2402 BROADMOOR, BLDG. D-2, SUITE 101, BRYAN TX. 77802 979.776.2212. SUBMITTED: 14 JUNE 2006

Premier • Designs
2402 Broadmoor Dr., Bryan, TX
979-776-2212

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TEXAS STORM WATER POLLUTION PREVENTION PLAN

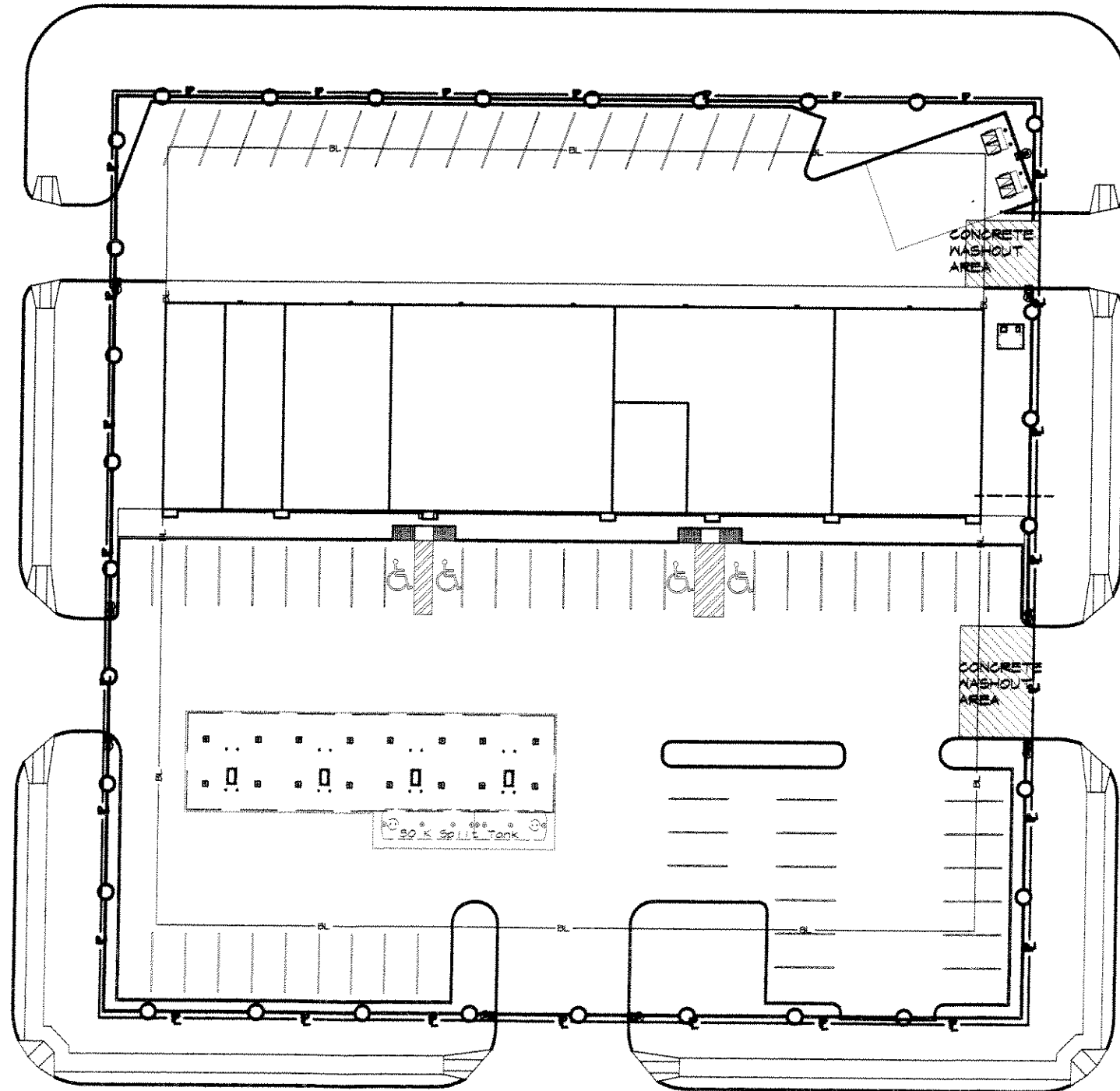
THIS PROJECT IS SUBJECT TO ENVIRONMENTAL PROTECTION AGENCY (EPA) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION STORM WATER DISCHARGE REGULATIONS AND REQUIREMENTS. THE CONTRACTOR WILL BE REQUIRED TO EXECUTE A NOTICE OF INTENT AND IMPLEMENT THE POLLUTION PREVENTION PLAN INCLUDED IN THE CONTRACT DOCUMENTS AND COMPLY WITH ALL REPORTING AND INSPECTION REQUIREMENTS SET FORTH IN THE TPDES REGULATION.

SHORT AVENUE

24th STREET



BRAZOS AVENUE



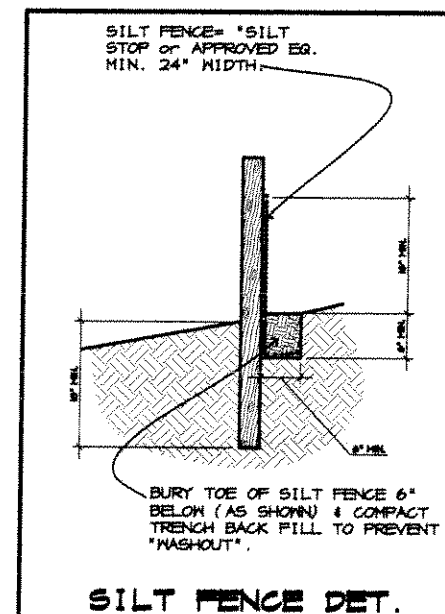
1208 W. WILLIAM JOEL BRYAN PARKWAY

POLLUTION PREVENTION PLAN

SCALE: 1"=40'

EROSION CONTROL NOTES

1. THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS, ESPECIALLY AFTER A RAINFALL TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.
2. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THE SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
3. SEDIMENT FENCE, HAY BALE BARRIERS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE SITE. ALL FILL OR CUT AREAS SHALL BE HYDRO-MULCHED OR SODDED.
4. SILTATION CONTROL, (BY USE OF SAND BAGS), WILL BE PROVIDED AT ALL STORM DRAIN INLETS ONCE THEY ARE ABLE TO CONVEY WATER. THE SILTATION CONTROL WILL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND BEFORE THE ROAD IS OPEN TO THE PUBLIC.
5. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH THE APPROPRIATE STATE AGENCY IN ORDER TO COMPLY WITH EPA REGULATIONS. SAID NOI MUST BE FILED TWO DAYS BEFORE CONSTRUCTION BEGINS.
6. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT CONTROL DEVICES AFTER THE SITE HAS BEEN STABILIZED AND SOD OR MULCH IN PLANTED AREAS HAS TAKEN ROOT.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL DISTURBED AREAS ARE STABILIZED. THESE AREAS SHALL BE SEED, FERTILIZED, AND WATERED TO ESTABLISH A SOLID GROUND COVER WITHIN 90 DAYS OF COMPLETION OR IF ACTIVITY CEASES FOR MORE THAN 14 DAYS. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE TO SPECIFICATION NO. 109 "SEEDINGS" OF THE CITY OF COLLEGE STATION STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION.



CONSTRUCTION NOTES:

1. MIN. 2 INCH BY 2 INCH THICK WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 18 INCHES IN SOIL. IF PRE ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

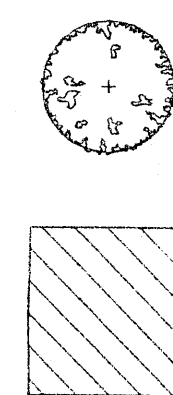
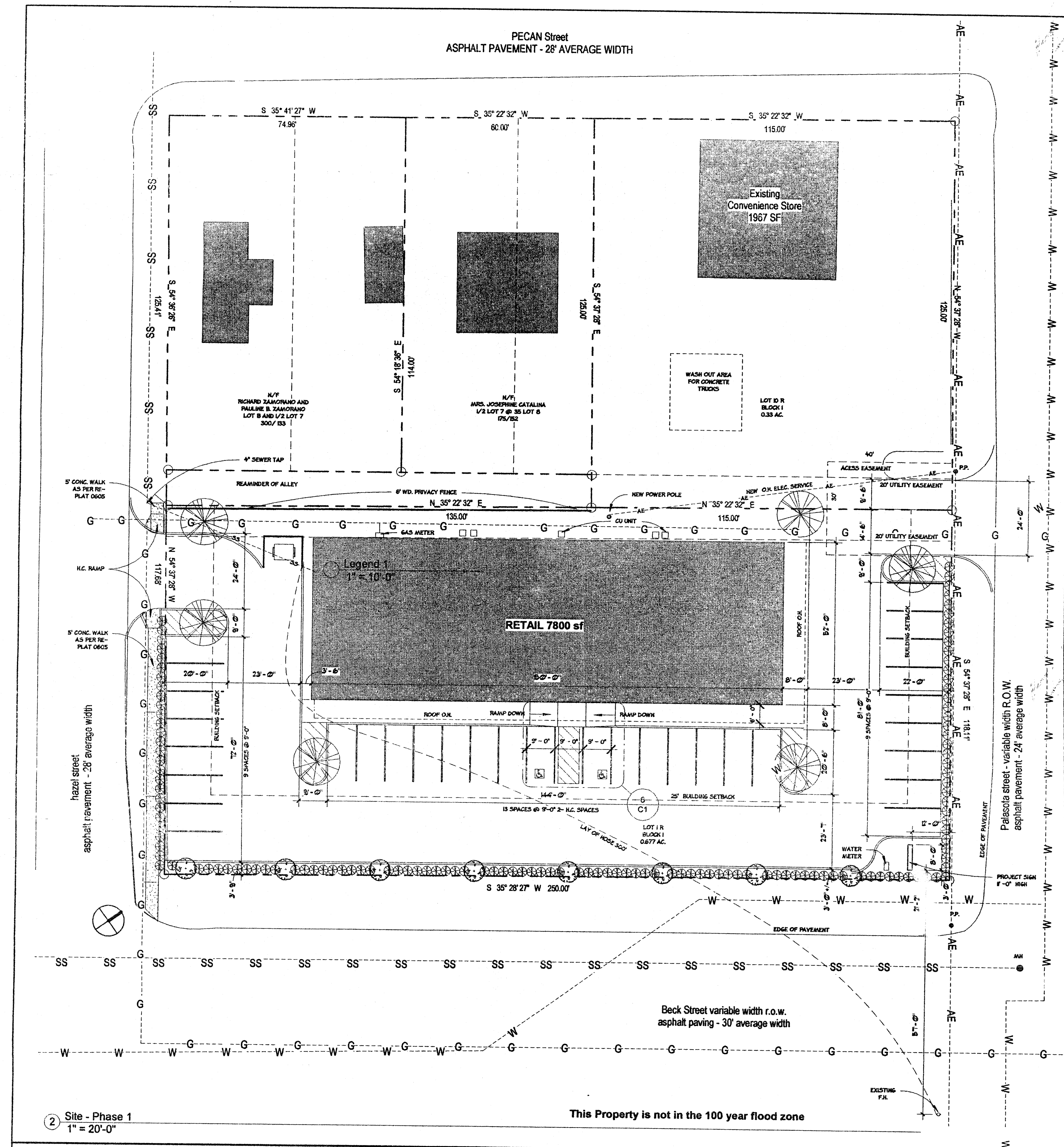
LEGEND

—○— SILT FENCE

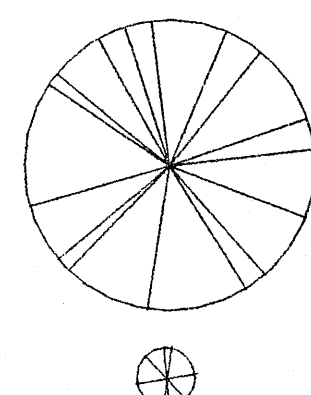
NAME & LOCATION: JACK'S GROCERIES, 1208 WILLIAM J. BRYAN PARKWAY, BRYAN, TEXAS, 77802
BLOCK & ZONE: LOT 1-10 & PT. OF ALLEY BLOCK 250, BRYAN, TX. ZONED, "C"
OWNER: ALEX DOSANI, 9202 WATERFORD DR., COLLEGE STATION, TX. 77845 979.255.2539
PLANNER: PREMIER DESIGNS 2402 BROADMOOR, BLDG. D-2, SUITE 101, BRYAN TX. 77802 979.776.2212. SUBMITTED: 14 JUNE 2006

Premier • Designs
2402 Broadmoor Dr. Bryan, TX
979-776-2212

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ST. ANASTASIA 500



INDIAN HAWTHORN - 2 GAL

Parking Requirements

Building Use - Mercantile - Single Story

Required parking - 7,800 sf / 250 sf per space = 32 spaces

Provided Parking - 9' x 20 space = 31

H.C. spaces = 2

33 spaces

Landscape Requirements

Impervious cover- Allowance- 29,473 sf @ 90% = 26,526 sf

Actual - building - 7,800 sf

Parking - 16,384 sf

Sidewalk - 1,616 sf

Actual Total - 25,800 sf

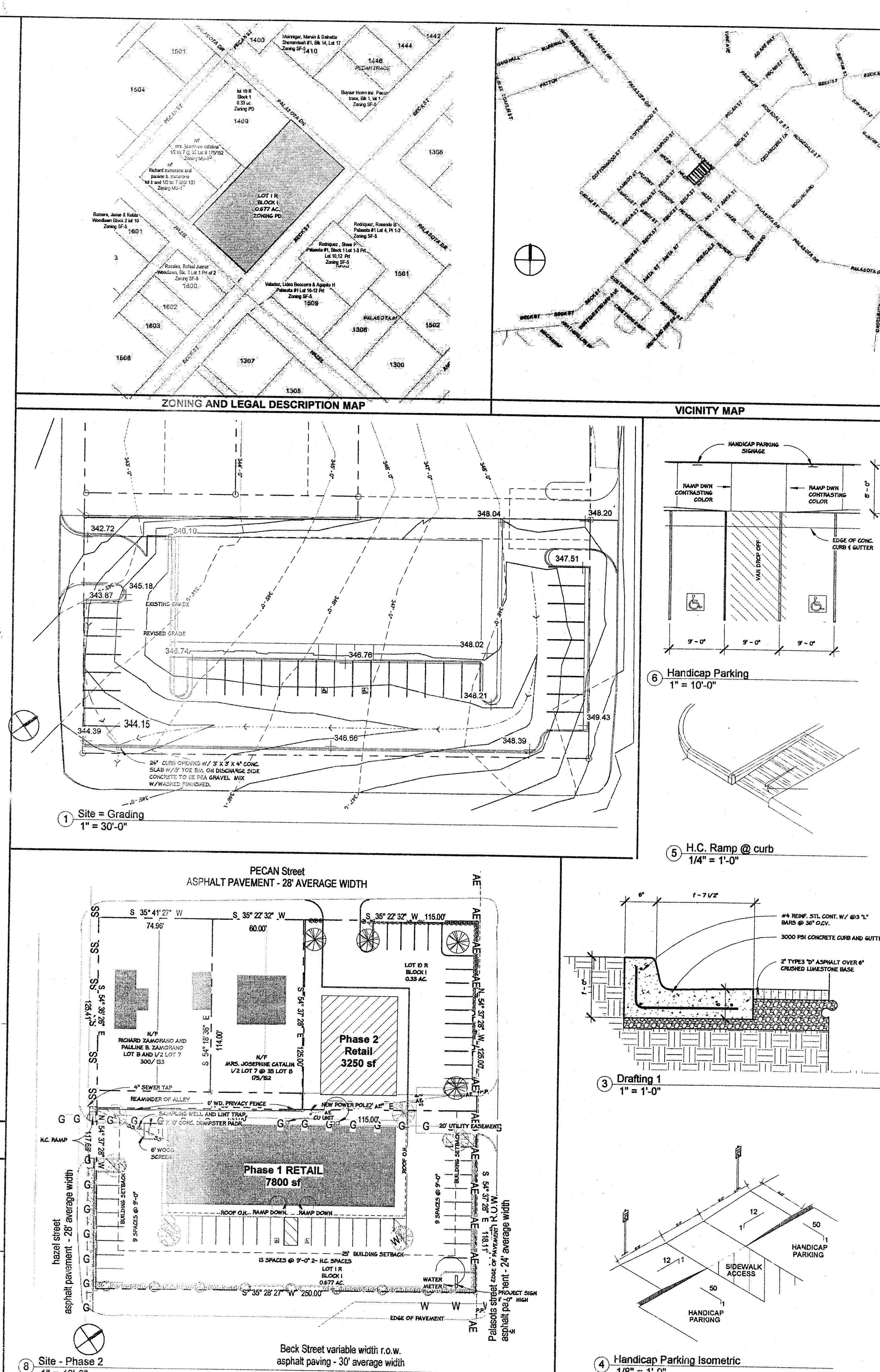
Planting requirements - 29,473 sf x 15% = 4,420 sf

Trees - 4,420 sf x 50% = 2,210 sf

50% Canopy Trees 1,105 sf / 200 sf/tree = 6 trees

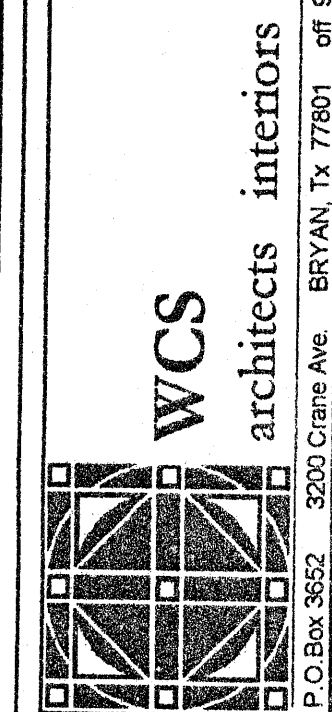
50% Non Canopy Trees 1,105 sf / 150 sf/tree = 8 trees

Right a way Screening - 403 lf / 3 = 134 shrubs



Sheet Issue Date:
05/23/06
Drawn By: BS

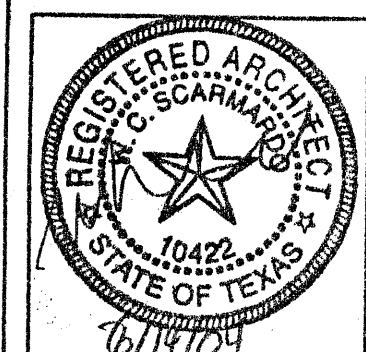
| Revision |
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| |



Palasola Center
1500 Beck Street
Bryan, Texas 77803
SHEET NAME
Site Plan

Legal Description

Lot 1R - Block 1
Woodlawn Addition
Owner
Attiq Kahn



C1

GENERAL NOTES:

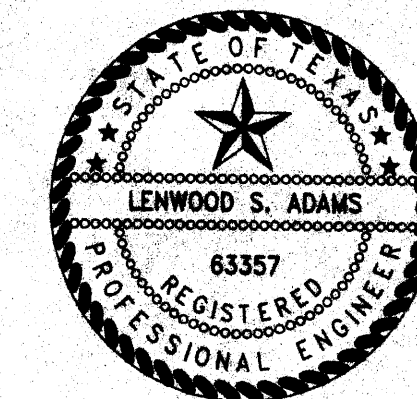
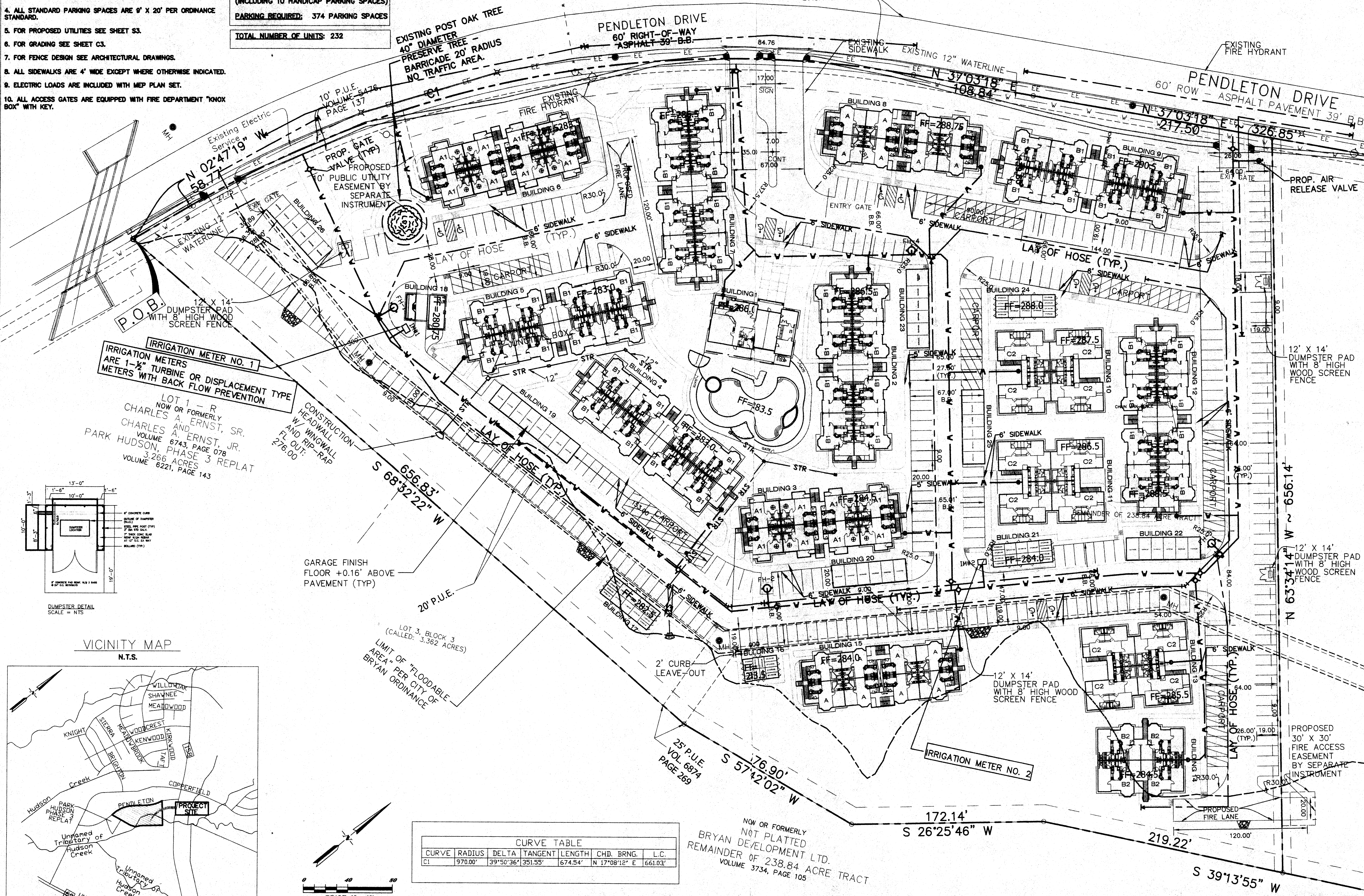
1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.
2. THIS SITE IS FOR MULTI-FAMILY RESIDENTIAL USE.
3. CURRENT ZONE IS P.D. (PLANNED DEVELOPMENT WITH MULTI-FAMILY USE SPECIFICALLY ALLOWED).
4. ALL STANDARD PARKING SPACES ARE 9' X 20' PER ORDINANCE STANDARD.
5. FOR PROPOSED UTILITIES SEE SHEET S3.
6. FOR GRADING SEE SHEET C3.
7. FOR FENCE DESIGN SEE ARCHITECTURAL DRAWINGS.
8. ALL SIDEWALKS ARE 4' WIDE EXCEPT WHERE OTHERWISE INDICATED.
9. ELECTRIC LOADS ARE INCLUDED WITH MEP PLAN SET.
10. ALL ACCESS GATES ARE EQUIPPED WITH FIRE DEPARTMENT "KNOX BOX" WITH KEY.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY MCCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER MCCLURE & BROWNE ENGINEERING/SURVEYING, INC..

PARKING COUNT: 410 PARKING SPACES (INCLUDING 10 HANDICAP PARKING SPACES)

PARKING REQUIRED: 374 PARKING SPACES

TOTAL NUMBER OF UNITS: 232



2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-6359 EMAIL: mdc@mdcgroup.com
F: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

MDG
MUNICIPAL DEVELOPMENT GROUP

| REV. | DATE | BY | COMMENT |
|------|---------|----|-----------------------------|
| 1 | 6/14/06 | DR | REVISIONS PER CITY OF BRYAN |
| 2 | 6/1/06 | SB | REVISIONS PER CITY OF BRYAN |
| 3 | 5/5/06 | SB | INITIAL SUBMISSION |

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
2000 HOUSING 2000
HOUSTON, TX 77057

SITE PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
BENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

Received
JUN 14 2006
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

S1

LANDSCAPE LEGEND:

CANOPY TREES

- CHINESE PISTACH TREE 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)
- LIVE OAK 1-1/2" TO 3" CALIPER (TOTAL COUNT = 26)
- BRADFORD PEAR 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)

NON-CANOPY TREES

- REDBUD/CRAPE MYRTLE (TOTAL COUNT = 221)
- 2-15 GALLON SHRUB (TOTAL COUNT = 68)
(20 EACH - 10'x1')

LANDSCAPE CALCULATIONS:

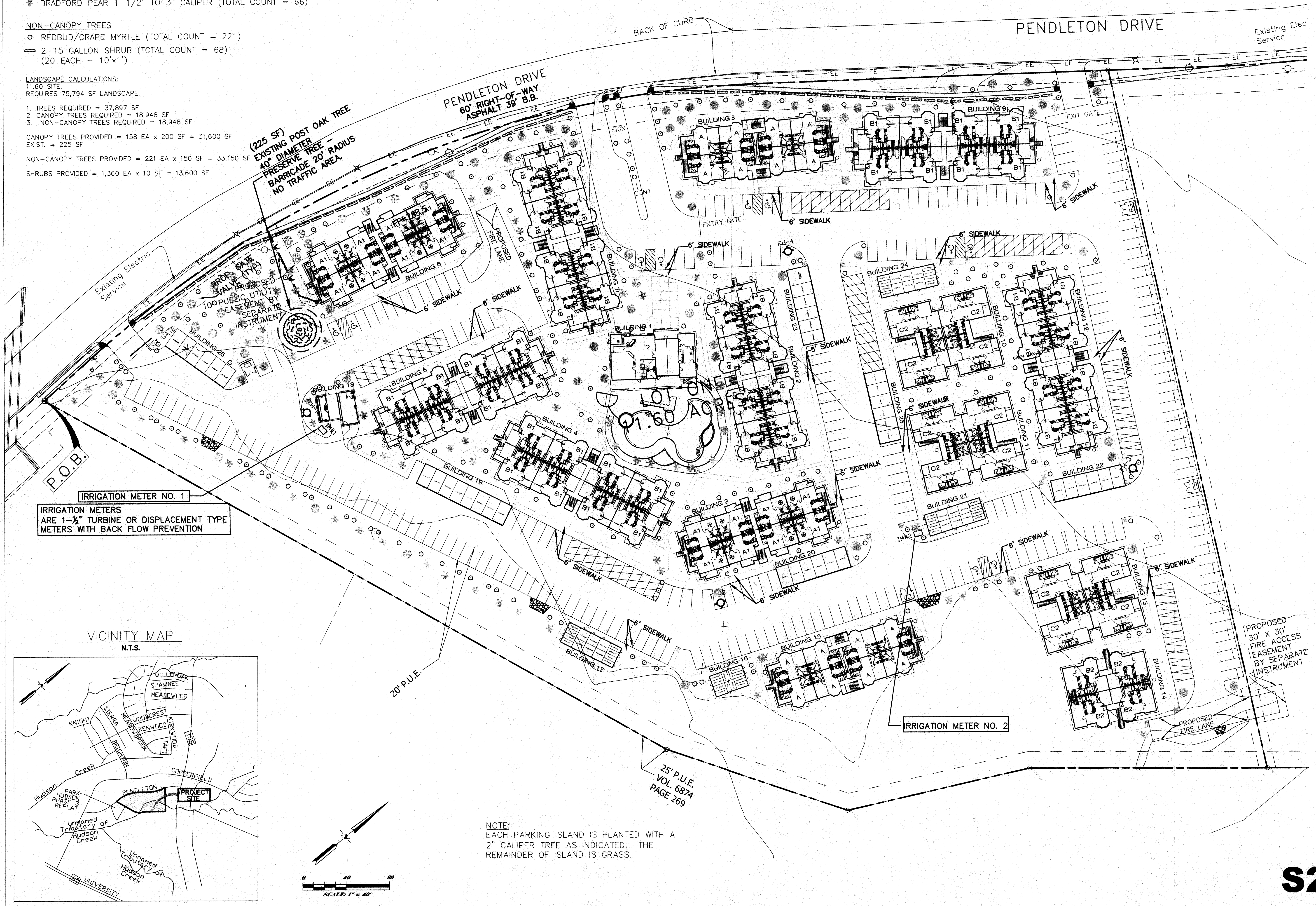
11.60 SITE.
REQUIRES 75,794 SF LANDSCAPE.

- TREES REQUIRED = 37,897 SF
- CANOPY TREES REQUIRED = 18,948 SF
- NON-CANOPY TREES REQUIRED = 18,948 SF

CANOPY TREES PROVIDED = 158 EA x 200 SF = 31,600 SF
EXIST. = 225 SF

NON-CANOPY TREES PROVIDED = 221 EA x 150 SF = 33,150 SF

SHRUBS PROVIDED = 1,360 EA x 10 SF = 13,600 SF



2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 893-5359 EMAIL: mdgcat@yahoo.com
Fx: (979) 893-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

MDG
MUNICIPAL DEVELOPMENT GROUP

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| REV. | DATE | BY | COMMENT |
|------|----------|----|-----------------------------|
| 1 | 6/14/06 | DH | REVISIONS PER CITY OF BRYAN |
| 2 | 6/17/06 | SB | REVISIONS PER CITY OF BRYAN |
| 3 | 06/09/06 | SB | INITIAL SUBMISSION |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

SCALE: 1"=40' FILE NAME: LANDSCAPING
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK: 180
CHECKED BY: G.K.T. PAGE: 1

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX 77057

SITE LANDSCAPING PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION

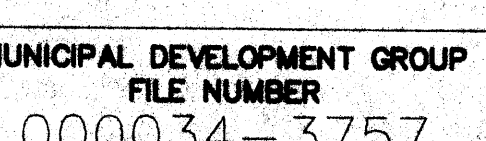
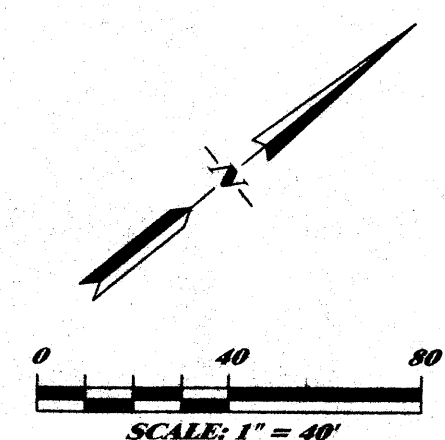
JUN 2 2006
Development & Engineering Services

11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

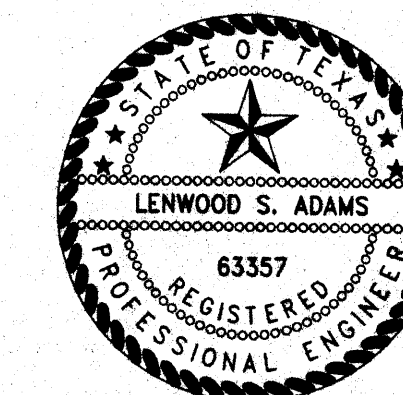
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757

S2

3. FIRE SERVICE AND DOMESTIC
WATER SERVICE CENTERED ON
CALL OUT STATION- SEE DETAIL
THIS SHEET

**S3**

1. ALL PARKING STALLS SHALL BE STRIPED AS INDICATED.
2. ALL HANDICAPPED SPACES SHALL BE INDICATED BY STRIPING AND SIGNAGE IN ACCORD WITH THE HANDICAP SIGNAGE DETAIL.
3. FIRE LANES SHALL BE MARKED WITH CONTINUOUS PAINT STRIPING OR CURB STRIPING IN ACCORD WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840

Ph: (979) 693-5359 EMAIL: mdgctr@yahoo.com
 Fax: (979) 693-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS MANAGERS

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|------|---------|----|---------|-----------------------------|
| Δ | | | DH | REVISIONS PER CITY OF BRYAN |
| C | 6/14/06 | | SB | REVISIONS PER CITY OF BRYAN |
| B | 6/7/06 | | SB | INITIAL SUBMISSION |
| Δ | 5/5/06 | | SB | |
| REV. | DATE | BY | COMMENT | |

PREPARED FOR: **HOUSTON APARTMENTS, LTD**
C/O HOUSLON APARTMENTS, 2000
38303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1" = 40' FILENAME: P\MT1\STRPG

PROJECT DATE: JANUARY, 2006

DRAWN BY: S.B. BOOK:

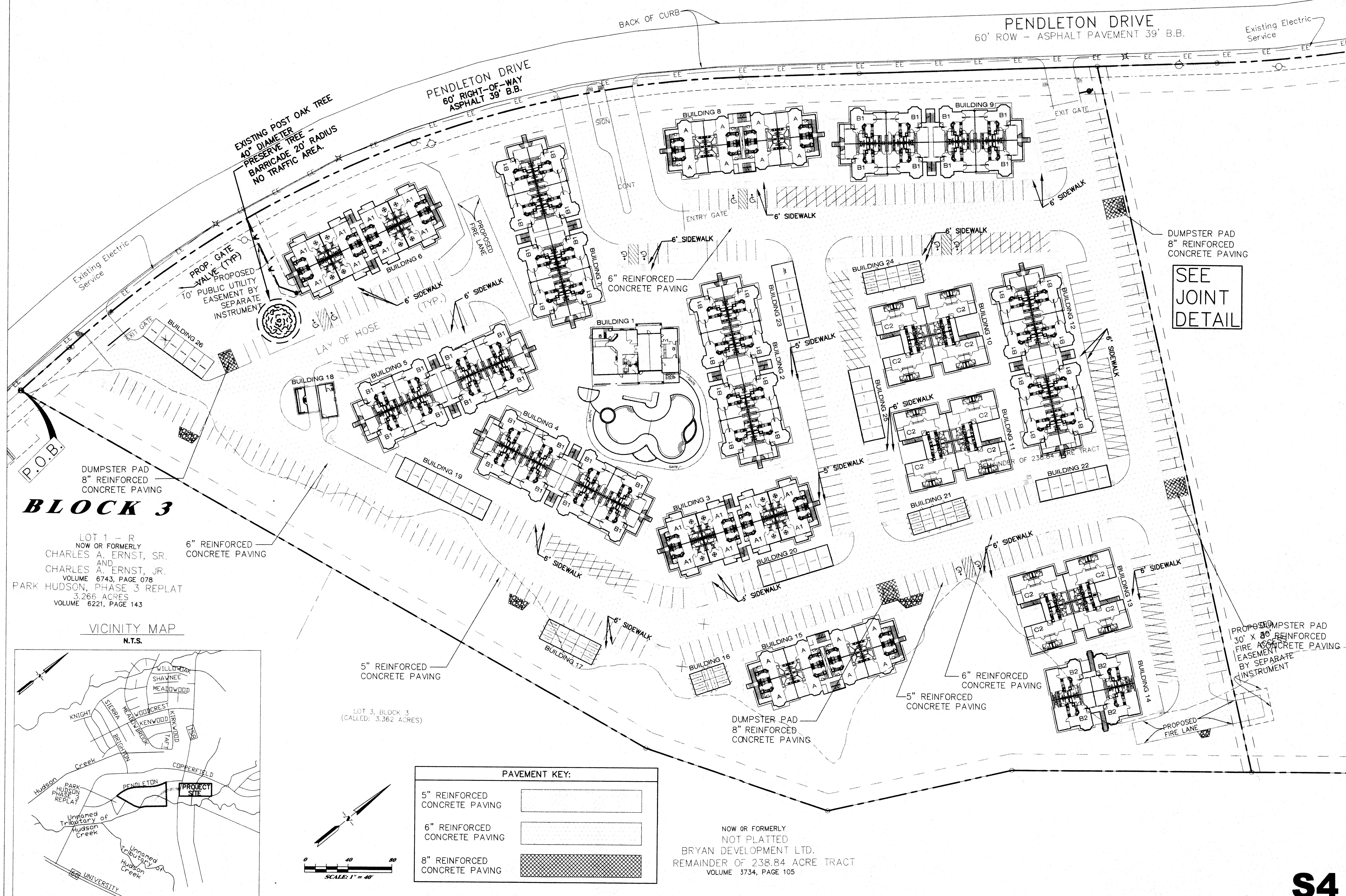
CHECKED BY: K.T. PAGE:

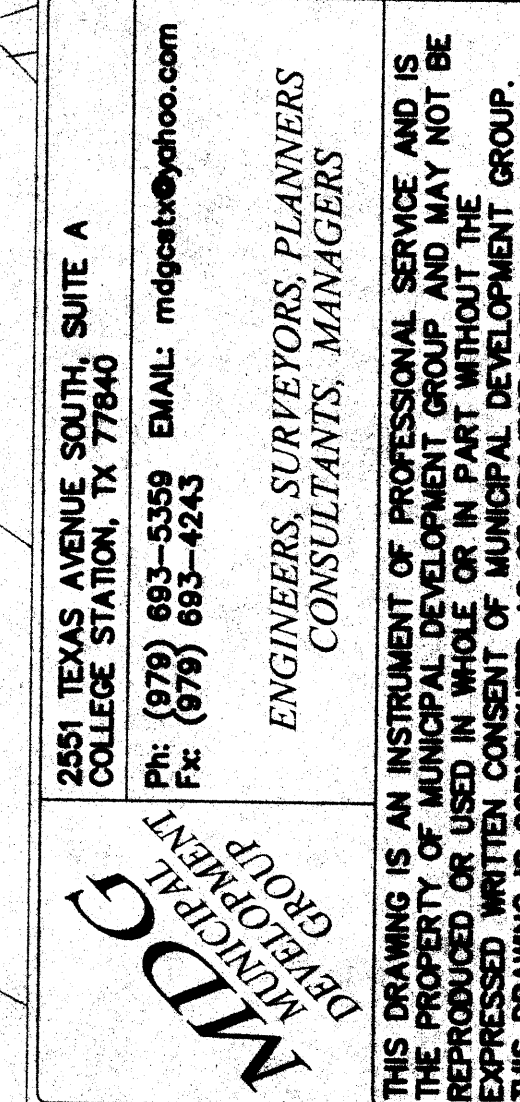
PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
3103 BEVERLY HILLS SUITE 180

SITE PAVEMENT & STRIPING PLAN
 A
 FOR
 PENDLETON PLACE APARTMENTS
 LOT 1, BLOCK 1
 PENDLETON PLACE SUBDIVISION
 11-60 ACRES
 VOLUME 6608 PAGE 278
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS

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FILE NUMBER
000034-3757

S4





| | | | | | | | | | |
|-----|----------|----|-----------------------------|--|--|--|--|--|--|
| | | | | | | | | | |
| C | 6/4/06 | DH | REVISIONS PER CITY OF BRYAN | | | | | | |
| B | 6/7/06 | SB | REVISIONS PER CITY OF BRYAN | | | | | | |
| A | 05/05/08 | SB | INITIAL SUBMISSION | | | | | | |
| REV | DATE | BY | COMMENT | | | | | | |

PREPARED FOR: PENNOLTON APARTMENTS, LTD
 C/O HOUSING 2000
 8303 BEVERLY HILLS, SUITE 180
 HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: E0503N-PUN

PROJECT DATE: JANUARY, 2006

DRAWN BY: SB BOOK: CHECKED BY: G.K.T. PAGE:

GRADING, DRAINAGE,
AND EROSION CONTROL PLAN
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-48
BRYAN, BRAZOS COUNTY, TEXAS

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C3

